

**East Lake Woodlands Cluster Homes
Improvement Association, Unit Four, Inc.
Annual Members Meeting
January 13, 2024**

The Annual Members Meeting of the East Lake Woodlands Cluster Homes Improvement Association, Unit Four, Inc. was held on Saturday, January 13, 2024, at 10:00 a.m. at the offices of Management & Associates, 720 Brooker Creek Blvd, Oldsmar FL.

The meeting was called to order at 10:05 a.m. by Cathy McCarthy, President. The roll was called and Directors present were Jill Bartholmey, Frank Clarke, Cathy McCarthy, and Steve Rogers with several residents: George Ordway, Lorraine McCarthy, and Emilio Riera. A quorum was established with 45 present in person or by proxy. Certified proof of Notice of Meeting was presented.

The first item of business was the disposal of unapproved minutes of the Annual Member Meeting January 14, 2023.

MOVED (Cathy McCarthy/Andrea Cooley) to approve the minutes of the Annual Member Meeting dated January 14, 2023, as presented. Passed without objection.

REPORTS OF OFFICERS

Treasurer Jill Bartholmey – Although year-end financial statements are not yet available, the last statements put us on track with the budget. We have \$906K in reserves and \$33K in the checking account.

President Cathy McCarthy – recapped the board's many accomplishments in 2023, including

- landscaping and sod replacement
- siding repairs
- windowsill reconstructions
- all ARCs handled timely
- contract renewal with Coastal Waste
- sidewalk and walkway repairs
- annual tree trimming
- rust control/removal
- one well pump replaced
- all electrical service boxes surveyed and scheduled for replacement
- a new cable TV contract that saved most residents much money.

**EAST LAKE WOODLANDS CLUSTER HOMES
IMPROVEMENT ASSOCIATION, UNIT FOUR, INC.
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YEAR-END FINANCIAL REPORT

The vote to waive the year-end financial report was 29 in favor, 16 opposed. The year-end financial report was waived.

THE 2024 BOARD OF DIRECTORS

There were five (5) open positions on the Board of Directors and five (5) members sent in a Notice of Intent to Serve: Jill Bartholmey, Andrea Cooley, Helen Crowley, Cathy McCarthy, and Steve Rogers. There was no need for an election. The five volunteers constitute the 2024 board.

UNFINISHED BUSINESS – There was none

NEW BUSINESS – There was none

ADJOURNMENT

There being no further business on the agenda, the Chair adjourned the Annual Meeting at 10:26 am.

Submitted by:



Frank Clarke, Secretary
ELW Cluster Homes Unit Four

Accepted by:

Cathy McCarthy, President
ELW Cluster Homes Unit Four