

**ELW CLUSTER HOMES IMPROVEMENT ASSOCIATION  
UNIT FOUR, INC.  
BOARD OF DIRECTORS MEETING  
March 11, 2024**

A Meeting of the Board of Directors of East Lake Woodlands Cluster Homes Unit Four Association, Inc. was held via Teams Meeting 296 778 359 041 Passcode YRZGnq at 6:30 p.m. on March 11, 2024.

- **Call to Order** – The meeting was called to order at 6:30 p.m. by President, Cathy McCarthy.
- **Calling of the Roll** – Directors present were Andrea Cooley, Helen Crowley, and Steve Rogers. Jill Bartholmey was not present. Also present was Peggy Semsey, Association Manager, who acted as Recording Secretary.
- Residents present were Frank Clarke, R. Parks, Kim Schiavo, Sophia Sculerati, and Mechy Wright.
- **Reading and Disposal of Unapproved Minutes** –  
**ON MOTION:** Duly made by Cathy McCarthy, seconded by Andrea Cooley, and carried.  
**RESOLVE:** Approve Board Meeting Minutes dated February 12, 2024.
- **Treasurer’s Report** – in the absence of Jill Bartholmey - President Cathy McCarthy noted that the Association was operating ahead of budget and noted the reinvestment of 2 CDs with Edward Jones in the amount of \$240,000.00 and \$250,000.00, and an 8-month CD with First Citizens in the amount of \$250,000.00, all yielding 5%.
- **President’s Report** – Cathy McCarthy stated all updates are noted in the monthly Newsletter that is distributed and made mention of the new security system being implemented that will be doing away with the barcodes.
- **Manager’s Report** - Peggy Semsey - new owner at 80 Poole Place, Freeman/Kaptur sold to Karin and Paul DeNapoli. All other updates are noted further on the agenda.
- **Unfinished Business**  
  
Electric Meter Box Replacements - Update - permits are pending.  
**ON MOTION:** Duly made by Cathy McCarthy, seconded by Andrea Cooley  
**RESOLVE:** Approve additional permit fees in the amount of approximately \$1,000.00.

**Unfinished Business continued**

Ratification 170 Poole Sidewalk Replacement

**ON MOTION:** Duly made by Cathy McCarthy, seconded by Helen Crowley, and Carried.

**RESOLVE:** Approve Dolphan Construction quote in the amount of \$750.00.

Update 10 Tads Trail Carport - per Patrick Fahlman, the carport was pulled Back to level and support beams set in place. Fascia repair pending. Association Manager requested report on scope of work performed.

- **New Business –**

ARC Applications - 10 Tads Trail/Ramp, 150 Tads Trail/Paver Patio, 90 Colette Court/Paver Patio, 160 Poole/Windows, 170 Poole/Lift & Level Front Porch.

**ON MOTION:** Duly made by Cathy McCarthy, seconded by Helen Crowley, and Carried.

**RESOLVE:** Approve applications as submitted.

Irrigation Well Pump and Motor

**ON MOTION:** Duly made by Cathy McCarthy, seconded by Andrea Cooley, and Carried.

**RESOLVE:** Approve Citrus Park Well Drilling quote in the amount of \$3,405.00.

- Questions and comments from the floor  
Frank Clarke along with Helen Crowley, and Steve Rogers, wanted further investigation on the irrigation well repair  
R. Parks - no comment  
Kim Schiavo - no comment  
Sophia Sculerati - no comment  
Mechy Wright - wanted update on the carport repair at 10 Tads Trail
- **Adjournment –** There being no further business to come before the Board, the meeting was adjourned at 7:01 p.m. The next meeting will be on April 8, 2024, via Microsoft Teams.

Submitted by:

Approved by:

Peggy M. Semsey, Association Manager  
Management and Associates, Inc.

Cathy McCarthy, President  
ELW Cluster Homes Unit Four