

**ELW CLUSTER HOMES IMPROVEMENT ASSOCIATION
UNIT FOUR, INC.
BOARD OF DIRECTORS' MEETING
December 9, 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 December 9, 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 Jill Bartholmey, Andrea Cooley, and Steve Rogers. Helen Crowley was not present. Also present was Peggy Semsey, Association Manager, who acted as Recording Secretary.

Reading/Disposal unapproved minutes November 11, 2024.

ON MOTION: Duly made by Cathy McCarthy, seconded by Steve Rogers, and carried.

RESOLVE: Approve the minutes as submitted.

Treasurer's Report — Jill Bartholmey - November Financials were not available. Jill noted that there was nothing out of the ordinary, and we are trying to preserve the Deferred Maintenance. Accounts Receivable are up to \$10,000.00. Jill reached out to CPA about quotes for a review that were high. Property Manager to provide additional quotes.

- **President's Report** — Cathy McCarthy reported that there was an incident with Redtree Landscape not using equipment that mulches the cut grass, in all areas. One of Cathy's new windows got hit, but did not get damaged. Shortly after reporting that, resident had the same issue in which the front glass storm door was shattered.
- Riptide Pressure Cleaning came back to redo areas that were missed. There is extreme concern with the lack of communication as they came earlier than what was posted and communicated to residents. There was poor communication with staff about areas to address paid for by residents.
- Cathy reviewed the suspended Corporate Transparency Act.

Manager's Report - Peggy Semsey - Attached

Old Business

Leasing Amendment - 12 mo. Title/3 mo. Minimum Lease

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

RESOLVE: Request that the Attorney draft amendment to say new owner hold title for 12 months prior to leasing and require a 12-month minimum lease. No application or approval will be necessary. Copy of lease, contacts, and occupants of the unit will be required.

Redtree Contract - Table until further notice.

New Business

ARC Applications - 190 Pool Place/Water Softener & Landscape

ON MOTION: Duly made by Cathy McCarthy, seconded by Adrea Cooley, and carried.

RESOLVE: Approve application as submitted.

Redtree Remove Dead Pine 190 Tads Trail - \$3,250.00

ON MOTION: Duly made by Cathy McCarthy, seconded by Steve Rogers, and carried.

RESOLVE: Approve the removal of dead Pine Tree.

Duro Estimates #1673/75 Poole-\$470-Front Entry Drywall Ceiling-Done & Paid

#1677/250 Tads-\$3,600-Fascia and Gable, 1678/30 Tads-\$3,600-Fascia and Gable,

#1682/120 Colette-\$3,600-Fascia and Gable, 1683/70 Tads-\$380-Small Gable Repair,

#1684-120 Evelyn-\$2,100-Vinyl at Front Kitchen, Hardiboard and Cedar Trim

ON MOTION: Duly made by Cathy McCarthy, seconded by Jill Bartholmey, and carried.

RESOLVE: Ratify quotes as submitted.

Annual Meeting Date

ON MOTION: Duly made by Cathy McCarthy, seconded by Jill Bartholmey, and carried.

RESOLVE: Annual Meeting Date will be Saturday, January 25, 2025, at Management and Associates.

Questions / Comments from the Floor 3 Minutes Maximum - there were none.

Adjournment — There being no further business to come before the Board, it was.

ON MOTION: Duly made by Cathy McCarthy, seconded, and carried.

RESOLVE: Adjourn the meeting at 7:09 p.m.

Submitted by:

Approved by:

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

Cathy McCarthy, President
ELW Cluster Homes Unit Four