

**East Lake Woodlands Cluster Homes  
Improvement Association, Unit Four, Inc.  
Annual Members Meeting  
January 25, 2025**

The Annual Members Meeting of the East Lake Woodlands Cluster Homes Improvement Association, Unit Four, Inc. was held on Saturday, January 25, 2025, at 10:00 a.m. at the offices of Management & Associates, 720 Brooker Creek Blvd, Oldsmar FL.

The meeting was called to order at 10:39 a.m. by Cathy McCarthy, President. A quorum was established with 46 Members 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 13, 2024.

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

**RESOLVE:** Approve minutes as read.

## **REPORTS OF OFFICERS**

**PRESIDENTS REPORT** - Cathy McCarthy - Attached

**TREASURER REPORT** - Jill Bartholmey — Attached

Jill noted it was a great move to invest in CD's which yielded \$27,000.00 in interest. Reserve Accounts were reviewed, as well as the Operating. Repair and Maintenance had an overage for the year, but most other accounts were on task. Accounts receivable is at approximately \$8,500.00.

## **YEAR-END FINANCIAL REPORT**

The vote to waive the year-end financial report was 38 in favor, 3 opposed, and 5 no vote. The year-end financial report was waived.

## **THE 2025 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, Frank Clarke, Cathy McCarthy, Brianne Moss and Steve Rogers. There was no election.

**EAST LAKE WOODLANDS CLUSTER HOMES  
IMPROVEMENT ASSOCIATION, UNIT FOUR, INC.  
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**UNFINISHED BUSINESS** — There was none

**NEW BUSINESS** — There was none

**ADJOURNMENT**

There being no further business to come before the Members, the meeting adjourned at 11:25 a.m.

Submitted by:

Accepted by:

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Peggy M. Semsey, Association Manager  
Management and Associates

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Cathy McCarthy, President  
ELW Cluster Homes Unit Four