

**ELW CLUSTER HOMES IMPROVEMENT ASSOCIATION
UNIT FOUR, INC.
BOARD OF DIRECTORS' MEETING
JANUARY 25, 2025**

A Meeting of the Board of Directors of East Lake Woodlands Cluster Homes Unit Four Association, Inc. was held at Management and Associates on Saturday, January 25, 2025.

Call to Order — The meeting was called to order at 11:33 a.m. by President, Cathy McCarthy.

Calling of the Roll — Directors present were Jill Bartholmey, Frank Clarke, and Brianne Moss. Steve Rogers was not present. Also present was Peggy Semsey, Association Manager, who acted as Recording Secretary.

Reading/Disposal unapproved minutes December 9, 2024.

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

RESOLVE: Approve the minutes as submitted.

Treasurer's Report — Jill Bartholmey - Attached

President's Report — Cathy McCarthy - Attached

Manager's Report - Peggy Semsey - Attached

Old Business

Leasing Amendment - 12 mo. Title/3 mo. Minimum Lease - pending Attorney Changes

Redtree Contract - Pending

New Business

ARC Applications - 80 Colette Railing

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

RESOLVE: Approve application as submitted.

Duro Estimates #1691/40-50-60-70 Poole Place Carport - \$7,600.00

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

RESOLVE: Ratify quote as submitted.

Citrus Park Well Drilling Pool Place Leak - \$365.00

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

RESOLVE: Ratify repair.

New Business continued

Heritage Insurance Renewal - \$132,120.00

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

RESOLVE: Renew insurance as presented.

Drainage 60 Colette / 60 Tads Trail - Table until next meeting.

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

Adjournment — There being no further business to come before the Board, Cathy McCarthy Adjourned the meeting at 12:04 p.m.

Submitted by:

Approved by:

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

Cathy McCarthy, President
ELW Cluster Homes Unit Four

