

**ELW CLUSTER HOMES IMPROVEMENT ASSOCIATION
UNIT FOUR, INC.
BOARD OF DIRECTORS MEETING
January 31, 2026**

A Meeting of the Board of Directors of the East Lake Woodlands Cluster Homes Improvement Association, Unit Four, Inc. was held on Saturday, January 31, 2026, at the offices of Management & Associates, 720 Brooker Creek Blvd, Oldsmar FL.

- **Call to Order** — The meeting was called to order at 11:10am by Cathy McCarthy, President.
- **Calling of the Roll** — Directors present were Jill **Bartholmey**, Frank **Clarke**, Chase **Cooley**, Cathy **McCarthy**, and Steve **Rogers**. Jean **Feld** was absent due to a scheduling conflict. Also present was Peggy **Semsey**, Property Manager and 5 residents.
- **Reading and Disposal of Unapproved Minutes** — **MOVED(Bartholmey/Cooley)** to approve the minutes of December 8, 2025 as submitted. Passed unanimously.
- **Treasurer's Report** — **Bartholmey**:
 - This was a pretty good year: although TECO and Trash expenditures were up, Insurance was down significantly. We should move some budgeted/unspent Insurance funds into Deferred Maintenance which has been somewhat worn down.
- **President's Report** — **McCarthy**: — (See Reports section on the website)
- **Manager's Report** — **Semsey**: — (See Reports section on the website)
- **Unfinished Business** — (and motions during reports, if any)
 1. Monument Signs — **MOVED(McCarthy/Rogers)** to ratify the purchase of new signs at the entrances. Passed unanimously.
 2. Sidewalk Estimates/Update — Still pending

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- **New Business —**
 - 1) **ARC Applications**
 - 1. 215 Tads Tr/Windows - **MOVED(McCarthy/Rogers)** to approve the application. Passed unanimously.
 - 2) Becker Retainer - **MOVED(Clarke/McCarthy)** to ratify. Passed unanimously.
 - 3) RedTree Proposals - 240-250 Tads/Palm remove and sod; 260-270 Tads remove tree and sod; 70 Colette/remove tree and sod; 100 Colette/remove dead plants and install arbutus - **MOVED(Clarke/McCarthy)** to ratify. Passed unanimously.
 - 4) Mailbox replacement - discussion; no decision
 - 5) Planning Calendar - **Clarke** and **Bartholmey** assigned; to be ready by March meeting
- **Questions and comments from the floor**
 - Vince Becklund (160P) - asked about funding in OPS budget and Deferred Maint.; who is responsible for landscape maintenance?
- **Adjournment —** There being no further business to come before the Board, the Chair adjourned the meeting at 11:53am . The next meeting will be on March 9th .

Submitted by:



Frank Clarke, Acting Sec'y
ELW Cluster Homes Unit Four

Accepted by:

Cathy McCarthy, President
ELW Cluster Homes Unit Four