

**ELW CLUSTER HOMES IMPROVEMENT ASSOCIATION
UNIT FOUR, INC.
BOARD OF DIRECTORS' MEETING
SEPTEMBER 14, 2026**

A Meeting of the Board of Directors of the East Lake Woodlands Cluster Homes Improvement Association, Unit Four, Inc. was held on Monday, September 14, 2026, via TEAMS Meeting ID: 296 778 359 041 Passcode: YRZGnq.

Call to Order — The meeting was called to order at 6:30 p.m. by Cathy McCarthy, President.

Calling of the Roll — Directors present were Jill Bartholmey, Frank Clarke, and Steve Rogers. Jeanne Feld joined during the Presidents Report. Peggy Semsey, Association Manager, was present, and acted as Recording Secretary.

Reading and Disposal of Unapproved Minutes May 11, 2026

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

RESOLVE: Waive the reading and approve the minutes with change to the adjournment of the meeting stating that Cathy McCarthy adjourned the meeting.

Treasurer's Report — Jill Bartholmey - there was no written report since the financials had not been received. Update to be sent after financials received.

CD Renewal

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

RESOLVE: Invest \$200k+ CD for 12 months yielding 4.15% with Edward Jones.

President's Report — Attached.

Note: Association Manager to reach out to Lake Brothers regarding condition of pond behind Colette Court.

Manager's Report — Attached.

OLD BUSINESS

Sidewalk Estimates / Update - AABC Concrete

ON MOTION: Duly made by Frank Clarke, seconded by Steve Rogers, and carried.

RESOLVE: Approve AABC Concrete quotes for \$19,825.00 concrete replacement/repairs, \$850.00 for Culvert at 50 Tads Trail, and \$3,745.00 to replace the sidewalk at 10 Colette parallel to the preserve area.

Mailbox Replacement

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

RESOLVE: Replace mailboxes, as needed, with \$180.00 upgraded box.

Paint Project Update

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

RESOLVE: Approve The Daily Group quote in the amount of \$106,900.00 less 5% for a total contract amount of \$101,550.00.

Carport Posts - Table - Cathy McCarthy and Association Manager to walk the Community.

Number of Board Members Clarification - Attorney has confirmed that the quorum is 4, as 6 Board Members were on the Board at the time of the election, prior to a Board Member resigning.

NEW BUSINESS

ARC Applications - 20 Tads Trail/Window, 20 Colette Court/Flagpole, 80 Poole/Sliding Glass Door.

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

RESOLVE: Approve applications as submitted.

Ratification - Decorations Reimbursement to Frank Clarke - \$23.88.

ON MOTION: Duly made by Cathy McCarthy, seconded by Jill Barthlomey, and carried. (Frank Clarke abstained)

RESOLVE: Approve disbursement to Frank Clarke.

FPAT Insurance Valuation

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

RESOLVE: Approve FPAT quote in the amount of \$1,870.00.

Drainage 50 Tads Trail - Revised Scope of Work and Vendor from AMI to G.A. Nicols. Rescind AMI \$3,654.00 for exploratory evaluation of drainage issue and pipe.

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

RESOLVE: Approve G.A. Nichols in the amount of \$6,975.00, including option of additional plug if needed in the amount of \$700.00, and pipe replacement if needed in the amount of \$2,877.00.

J. Duro Est. 1994 - 10 Evelyn Carport / Est. 1996 80-90-100 Pool Carport

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

RESOLVE: Approve Est. 1994 in the amount of \$3,400.00.

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

RESOLVE: Approve Est. 1996 in the amount of \$3,700.00

RedTree Ratification 230 Tads Pine Tree Removal, Sod Replacement, Arbor care.

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

RESOLVE: Approve proposals as submitted, Pine removal-\$2,750.00, Sod-\$7,475.00, and Arbor Care-\$12,650.00.

Tree Removals/Discussion on Vendor Options - Competitive quotes will be secured from various vendors for Arbor Care Work.

Bat House Discussion - Contact J. Duro regarding Bat Houses. Frank Clarke will reach out to companies.

Budget Review - Cathy McCarthy, Jill Barthlomey, and Frank Clarke will review 2027 drafted budget.

Questions and comments from the Floor - Helen Crowley inquired about asphalt paving, and Thomas Smith commended the Board on their hard work, and was happy with pending sod replacement on his lot.

Adjournment — There being no further business to come before the Board, it was.
ON MOTION: Duly made by Jill Bartholmey, seconded by Cathy McCarthy, and carried.
RESOLVE: Adjourn the meeting at 7:42 p.m.

The next meeting will be held on Monday, October 12, 2026.

Submitted by:

Accepted by:

A handwritten signature in cursive script that reads "Cathy McCarthy".

Peggy M. Semsey
Association Manager

Cathy McCarthy, President
ELW Cluster Homes Unit Four