

**EAST LAKE WOODLANDS
CLUSTER HOMES IMPROVEMENT ASSOCIATION UNIT TWO, INC.
ANNUAL MEETING OF THE MEMBERSHIP
December 4, 2023**

The Annual Meeting of the Membership of East Lake Woodlands Cluster Homes Improvement Association Unit II, Inc. was held at Management and Associates, 720 Brooker Creek Boulevard, #206, Oldsmar, FL 34677, on December 4, 2023.

Call to Order – The meeting was called to order at 6:04 p.m. by Peggy Semsey, Association Manager, who acted as Chairperson and Recording Secretary.

Proof of Notice – Community Association Manager presented Proof of Notice and a quorum was established with 20 Members present in person or by proxy.

The first item of business was the approval of minutes of the Annual Meeting held on November 21, 2022.

ON MOTION: Duly made by Anna Fouts, seconded by Ron Sampson, and carried.

RESOLVE: Approve the November 21, 2022, Annual Member Meeting minutes as read.

Report of Officers / Committees

President Report – Sharon Hinsley – Attached

Landscaping Report – Anna Fouts – Attached

Maintenance Report – Linda Roberson stated that wood maintenance is an ongoing project throughout the year. An annual walk-through is done to address most required repairs.

Election of Directors – Association Manager informed Members that there were two (2) open seats on the Board of Directors for a three (3) year Term. Anna Fouts and Linda Roberson sent in a Notice of Intent. There was no election.

Unfinished Business – There was none.

New Business –

There was a lengthy discussion on the time limit to submit a Notice of Intent, and the legality of opening the floor for nominations. Community Member Erin Chenderlin commented that she was unaware that her name was being noted on proxies to fill a seat on the Board and was not happy with the campaigning to do so.

Adjournment – There being no further business to come before the Members of the Community, it was,

ON MOTION: Duly made Judy Estes, seconded by Marie Brown, and carried.

RESOLVE: Adjourn the meeting at 7:34 p.m.

Submitted by:

Approved by:

Peggy Semsey, LCAM

Sharon Hinsley, President

2023 has been a challenging year for many. Cluster 2 is no different. We live in a far different world than we did prior to the pandemic. Vendors are constantly challenged to find employees that can perform to meet contractual obligations. We will continue to monitor all vendor work performed and make sure all are doing their job in a timely fashion.

It is important as a community that we keep our eye on the ball, and that is to strengthen our reserves going forward. We have worked miracles with our budget thus far, but inflation has caught up with all associations far more than we can keep up with the rising costs of conducting business. We are one of the few associations not assessing our members for next year. We must not add additional financial burdens and expenses to this association to keep us on target with budgets and avoid assessments for as long as possible.

I am more than proud to say I serve on the existing Board. I am more than proud to have Peggy Semsey and her team help us navigate through these trying times as well. This is a time that we should be united as a community.

Moving forward into next year, the top priority of the Board is to protect and strengthen the Association and protect our assets.

Happy Holiday and Happy New Year to all! We can do this together, everyone!

Sharon Hinsley

President