

ELW CLUSTER UNIT II ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
January 15, 2024

A Meeting of the Board of Directors of East Lake Woodlands Cluster Homes Unit II Association, Inc. was held on Monday, January 15, 2024, at 720 Brooker Creek Boulevard, #206, Oldsmar, FL 34677.

Call to Order – The meeting was called to order at 2:05 p.m. by Community Association Manager, Peggy Semsey, who acted as Chairperson and Recording Secretary.

Calling of the Roll – Directors present were Anna Fouts, Sharon Hinsley, Maggie Kasper, Linda Roberson, and Ron Sampson.

Reading and Disposal of Unapproved Minutes – It was,

ON MOTION: Duly made by Ron Sampson, seconded by Linda Roberson, and carried.

RESOLVE: Waive the reading and approve the minutes of Board Meeting, November 20, 2023, and Organizational Meeting, December 4, 2023.

Treasurer's Report – Ron Sampson reported on financials ending November 30, 2023: Total Reserves-\$294,685.90/Assets-\$308,477.99, with Liability and Equity at \$307,917.30.

Committee Reports

Building Maintenance – Linda Roberson requested an inspection with P.J.&J/Duro by the end of February, or the first week in March to review wood rot repair/replacements. Find out the price difference in replacing wood with stucco in select areas.

Landscape – Anna Fouts – CLS Landscape is on winter schedule. The trimming of Reclanada Palms should include removal of any sucker growth from the trunk or base. Weeds to be addressed in bushes, and delineation of beds. Soft and Hard trimming should be the same as mow schedule. Ornamentals to be addressed in warmer weather.

Manager's Report – Attached

ON MOTION: Duly made by Linda Roberson, seconded by Ron Sampson, and carried.

RESOLVE: Approve P.J. & J. quote in the amount of \$500.00 to repair damaged ceiling and soffit at the entry of #190 Michaels Circle.

ON MOTION: Duly made by Linda Roberson, seconded by Ron Sampson, and carried.

RESOLVE: Reimburse unit 250 for painting front door in the amount of \$75.00.

Old Business –

TEAMS Platform / Meetings

ON MOTION: Duly made by Anna Fouts, seconded by Sharon Hinsley, and carried.

RESOLVE: Provide Conference Call Number for residents to call into in-person meetings, and email blast the agenda.

Yard Sales – There was a discussion to allow individual estate sales, signs prohibited per the declarations.

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New Business

ARC Application - Rodent Mediation 110 Michaels Circle

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

RESOLVE: Approve application as presented.

ARC Application Template – Table until February Meeting.

Tree Trim Scope of Work – discussion on evaluating trees at unit 10 and 270 and schedule an inspection of all trees.

Hammerhead Roofs/Fences Scope of Work – meeting is scheduled for Friday, January 19th at 10:00 a.m. with Joe.

Spectrum Contract – Table subject to System Installation & Services attachment changes.

Signs – Table – quote to be secured for new sign.

Date, Time, and Place of next meeting

The next Board Meeting will be held on Monday, February 19, 2024, at 2:00 p.m. at Management and Associates, and via Tele-Conference.

Adjournment – There being no further business to come before the Board, it was,

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

RESOLVE: Adjourn the meeting at 4:33 p.m.

Submitted by:

Accepted by:

Peggy Semsey, LCAM
Management and Associates

Sharon Hinsley, President
East Lake Woodlands Cluster Homes Unit 2