

ELW CLUSTER UNIT II ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
May 20, 2024

A Meeting of the Board of Directors of East Lake Woodlands Cluster Homes Unit II Association, Inc. was held on Monday, May 20, 2024, at 720 Brooker Creek Boulevard, #206, Oldsmar, FL 34677, and Conference Call 813-433-2049 / Access Code/PIN #83173.

Call to Order – The meeting was called to order at 2:04 p.m. by Community Association Manager, Peggy Semsey, who acted as Chairperson and Recording Secretary.

Calling of the Roll – Directors present were Anna Fouts, Maggie Kasper, Linda Roberson via telephone, and Ron Sampson. Sharon Hinsley was not present.

Reading and Disposal of Unapproved Minutes – It was,
ON MOTION: Duly made by Anna Fouts, seconded by Linda Roberson, and carried.
RESOLVE: Waive the reading and approve the minutes of Board Meeting April 15, 2024.

Treasurer's Report – Ron Sampson reported on financials ending April 30, 2024: Total Reserves-\$308,680.26/Assets-\$322,702.51, with Liability and Equity at \$322,141.82.

Manager's Report – Attached

Old Business

Tree Trim Scope of Work

ON MOTION: Duly made by Anna Fouts, seconded by Linda Roberson, and carried.
RESOLVE: Approve David Swingle Quote in the amount of \$2,470.00 with noted changes.

Palm Tree Trimming Quote – Table

Sign

ON MOTION: Duly made by Anna Fouts, seconded by Ron Sampson, and carried.
RESOLVE: Approve the repair of the sign in the amount of \$100.00 which includes paint.

Roof Replacement Update – There was a request to contact Trust Roofing for a competitive quote.

Spring Woodwork Repair Quotes

ON MOTION: Duly made by Linda Roberson, seconded by Anna Fouts, and carried.
RESOLVE: Approve P.J. & J. proposals for a total amount of \$19,200.00.

New Business

ARC Application – There were none.

Well Inspection Costs – Tampa Well/Citrus Park – No required action.

**ELW Cluster Homes Unit Two
Board Meeting May 20, 2024
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Date, Time, and Place of Next Board Meeting

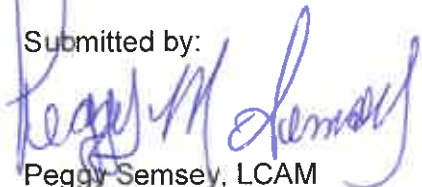
The following meetings will be scheduled at Management and Associates and via Tele-Conference for the remainder of 2024: September 16th, October 21st, November 18th- Budget, and December 16th-Annual, in-person only at 6:00 p.m.

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 3:23 p.m.

Submitted by:



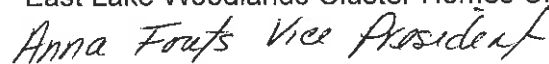
Peggy Semsey, LCAM
Management and Associates

Accepted by:



Sharon Hinsley, President

East Lake Woodlands Cluster Homes Unit 2



**CLUSTER II
MANAGER'S REPORT
MAY 20, 2024**

ADMINISTRATIVE

Liens – There are no liens in place currently.

Change of Ownership – There are none.

HB1029 pertains to Condo Associations. I will have confirmed information once the Governor has signed or vetoed all bills and will advise the Association upon confirmation accordingly.

Repair and Maintenance

P.J. & J. Construction quoted a total of \$19,200.00 and Dolfan Construction quoted \$20,475.00. John Duro quotes were not competitive with a total of over \$30,000.00.

Hardwood Tree Trimming Quotes are as follows: David Swingle - \$6,285.00 / Jaws - \$14,595.00 / O'Neils - \$5,650.00 which has an omission of unit 300 work totaling \$600.00 which is equivalent to Swingle less \$35.00.

Darren of Superior Fence will be addressing the nails the week of May 20th.

The following quotes have been received for roof replacement:

Lamberts Roofing - \$430,100.00

Acoma Roofing - \$462,280.00

Arry's Roofing - \$451,350.00

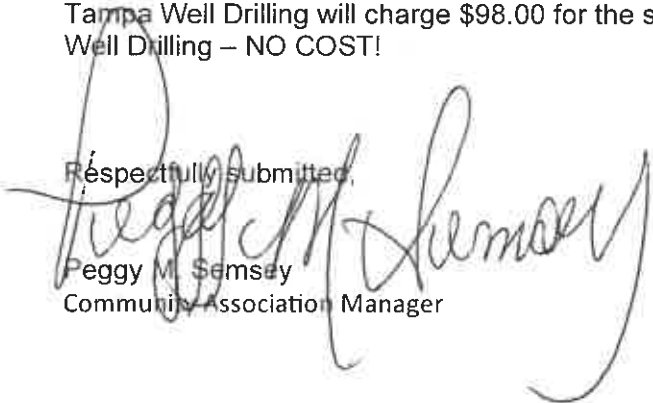
Green Tech – Pending

*Quotes for metal roofing have been requested from all vendors as noted above. Information attached per research by Sharon Hinsley, President.

Roof Mitigation reports have been received.

Tampa Well Drilling will charge \$98.00 for the service trip and \$90.00 for Labor / Citrus Park Well Drilling – NO COST!

Respectfully submitted,


Peggy M. Semsey
Community Association Manager