

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

A Meeting of the Board of Directors of East Lake Woodlands Cluster Homes Unit II Association, Inc. was held on Monday, April 15, 2024, at 720 Brooker Creek Boulevard, #206, Oldsmar, FL 34677, and Conference Call 800-504-8071 / Access Code 0367974.

Call to Order – The meeting was called to order at 2:10 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 via telephone, Maggie Kasper, Linda Roberson, and Ron Sampson. Residents present were Judy Estes and Sharon Gombos.

Reading and Disposal of Unapproved Minutes – It was,
ON MOTION: Duly made by Linda Roberson, seconded by Ron Sampson, and carried.
RESOLVE: Waive the reading and approve the minutes of Board Meeting March 18, 2024

Treasurer's Report – Ron Sampson reported on financials ending March 31, 2024: Total Reserves-\$305,628.35/Assets-\$319,239.28, with Liability and Equity at \$318,678.59.

Manager's Report – Attached

Old Business

Tree Trim Scope of Work – Table

Palm Tree Trimming Quote – Table (bundle with Hardwood Tree Trim)

Sign – Table

Roof Replacement Update – There was a discussion on roof replacement quotes received/pending, and metal roofing option to be requested for vendors to quote.

New Business

ARC Application – There were none.

CLS Landscape Contract – Table to January 2025

Spring Woodwork Repairs Quote – additional quotes to be secured from J. Duro for gable work only.

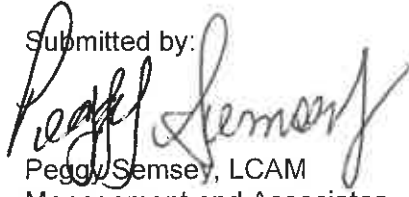
Date, Time, and Place of next meeting

The next Board Meeting will be held on Monday, May 20, 2024, at 2:00 p.m. at Management and Associates, **and** via Tele-Conference. The following meetings will be scheduled for the remainder of 2024: September 16th, October 21st, November 18th- Budget, December 16th- Annual.

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Adjournment – There being no further business to come before the Board, it was,
ON MOTION: Duly made by Linda Roberson, seconded by Ron Sampson, and carried.
RESOLVE: Adjourn the meeting at 3:39 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
APRIL 15, 2024**

ADMINISTRATIVE

Liens – There are no liens in place currently.

Change of Ownership – Scott & Elizabeth McDonald – 310 Michaels Circle sold to Ronald and Susan Camisasca.

Repair and Maintenance

Joe with Hammerhead was contacted on 3/18 to redo roofs that were done on a windy day, and will confirm that crew members came back on 3/20 to redo roofs. Joe is out of town until 4/18, and can meet after he is back in town, if need be.

P.J. & J. Construction quoted a total of \$19,200.00 and Dolfan Construction quoted \$20,475.00.

David Swingle was contacted and can meet on Friday April 19th between 10:00 – 3:00 p.m. I am available around 12 Noon to do the inspection.

Darren of Superior Fence was contacted regarding the rusted fence nails.

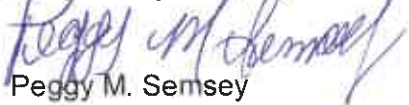
The following quotes have been received for roof replacement:

Lamberts Roofing - \$430,100.00

Acoma Roofing - \$462,280.00

A Snoop will not sent in mitigation reports until payment is received.

Respectfully submitted,



Peggy M. Semsey
Community Association Manager