

ELW CLUSTER UNIT II ASSOCIATION, INC.
BOARD OF DIRECTORS' MEETING
NOVEMBER 18, 2024

A Meeting of the Board of Directors of East Lake Woodlands Cluster Homes Unit II Association, Inc. was held on Monday, November 18, 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 2:05 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.

Note: Residents Judy Estes and Bryan Froning attended the meeting.

Reading and Disposal of Unapproved Minutes – It was,

ON MOTION: Duly made by Sharon Hinsley, seconded by Linda Roberson, and carried.

RESOLVE: Waive the reading and approve the minutes of Board Meeting Minutes September 16, 2024.

Treasurer's Report – Ron Sampson reported on financials ending October 31, 2024: Total Operating-\$18,644.54, Reserves-\$312,118.12/Assets-\$330,762.66, with Liability and Equity at \$330,762.66.

Note: Edward Jones CD for \$160,000.00 matured, and it was recommended to roll into a short-term CD.

ON MOTION: Duly made by Linda Roberson, seconded by Sharon Hinsley, and carried, open 6-month CD yielding 4.40 interest.

RESOLVE: Open short-term CD.

Manager's Report – Attached

Old Business

Roof Replacement Update – see attached Manager's Report.

Landscape Contract Amendments – CLS to be contacted on amended contract.

Palm Tree Trimming Contract – Table.

Miami Curb Gutters-PLS-Table until 2025 Budget

New Business

Architectural Applications – there were none.

P.J.&J. Est Unit 270/\$330

ON MOTION: Duly made by Anna Fouts, seconded by Linda Roberson, and carried.

RESOLVE: Approve quote as presented.

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New Business continued

CLS Hurricane Cleanup/\$730

ON MOTION: Duly made by Sharon Hinsley, seconded by Linda Roberson, and carried.

RESOLVE: Approve hurricane cleanup.

Unit 10 Debris Removal Quote/\$1225 Swingle

Note: Anna Fouts requested a bundle price if debris removal was done the same time as the tree work estimate to remove 2 declining Oak Trees at 260 Michaels Circle in the amount of \$7,975.00.

Oak Tree Assess/Remove 10-20/260-270 Michaels (3)

Note: Tree between 10-20 is pending/260-270 was quoted at \$7,975.00.

Mulch Installation – Dave’s Prime Cut – Table

2025 Budget Review and Approval

ON MOTION: Duly made by Anna Fouts, seconded by Sharon Hinsley, and carried, 4 in favor, 1 not in favor, that being Ron Sampson.

RESOLVE: Approve 2025 Budget for \$362.00.

Rollover of Excess Funds

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

RESOLVE: Roll over excess funds to next year’s operational.

Financial Reporting Update – there is no required financial reporting.

Date, Time, and Place of Next Meeting

The next meeting will be the Annual Member Meeting to be held at Management and Associates, 720 Brooker Creek Boulevard, 206, Oldsmar, FL 34677, December 16, 2024, at 6:00 p.m.

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

ON MOTION: Duly made by Sharon Hinsley, seconded by Ron Sampson, and carried.

RESOLVE: Adjourn the meeting at 3:47 p.m.

Submitted by:

Accepted by:

Peggy Semsey, LCAM
Management and Associates

Sharon Hinsley, President
East Lake Woodlands Cluster Homes Unit 2