

ELW CLUSTER UNIT II ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
February 19, 2024

A Meeting of the Board of Directors of East Lake Woodlands Cluster Homes Unit II Association, Inc. was held on Monday, February 19, 2024, at 720 Brooker Creek Boulevard, #206, Oldsmar, FL 34677.

Call to Order – The meeting was called to order at 2:01 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, and Ron Sampson. Linda Roberson was not present.

Reading and Disposal of Unapproved Minutes – It was,
ON MOTION: Duly made by Sharon Hinsley, seconded by Ron Sampson, and carried.
RESOLVE: Waive the reading and approve the minutes of Board Meeting January 15, 2024.

Treasurer's Report – Ron Sampson reported on financials ending January 31, 2024: Total Reserves-\$297,722.49/Assets-\$310,123.00, with Liability and Equity at \$309,562.31. Association Manager, Peggy Semsey noted that there is a CD Maturing on April 5, 2024, in the amount of \$160,000.00. There is currently \$7,260.72 in Reserve Fund Interest.

Manager's Report – Attached

Old Business –

ARC Application Template – Table

Tree Trim Scope of Work – Bundle with Hardwood Trimming with Palm Tree Trimming – Assess Hardwood trimming.

Hammerhead Roofs/Fences Scope of Work – meeting with Joe of Hammerhead – fences and roofs to be scheduled at the same time.

Spectrum Contract

ON MOTION: Duly made by Anna Fouts, seconded by Sharon Hinsley, and carried.
RESOLVE: Proceed with Spectrum Contract as presented.

Signs – P.J. & J. Construction to assess.

**ELW Cluster Homes Unit Two
Board Meeting February 19, 2024
Page 2**

New Business

ARC Application – there were none.

Palm Tree Trimming Quote – Table - clarification that palms are to be booted.
Notes: request \$300.00 discount on Reclinata trim and maintenance.

Reclinata Palm Quote - Table

TruGreen Fungicide Quote – no further action.

Website

ON MOTION: Duly made by Maggie Kasper, seconded by Anna Fouts, and carried.

RESOLVE: Contract with Kenneth Verzyl in the amount of \$55.00 per month plus \$100.00 set up fee for maintenance of Community Website.

Roof Replacement Discussion/Reserves – Association Manager to secure roof replacement quotes.

Date, Time, and Place of next meeting

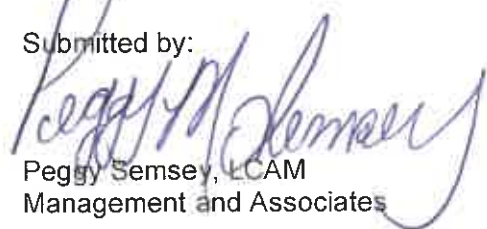
The next Board Meeting will be held on Monday, March 18, 2024, at 2:00 p.m. at Management and Associates, **and** via Tele-Conference.

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

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

RESOLVE: Adjourn the meeting at 3:44 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
FEBRUARY 19, 2024**

ADMINISTRATIVE

Liens – There are no liens in place currently.

Change of Ownership – There are none.

Attorney Greenberg sent over a basic proxy for review.

Repair and Maintenance

Joe with Hammerhead has scheduled cleaning for Friday, February 23, at 9:30 a.m. Fences and roofs will be addressed accordingly.

P.J. & J. Construction will be doing a walk-around with Linda Roberson and manager on Thursday, February 29th, at 8:00 a.m. to assess required wood-work repairs.

Signs in Sight has quoted \$5,156.92 for an aluminum panel sign with posts.

TruGreen has quoted \$1,015.00 to spot treat Fungus.


CLS Landscape has quoted \$2,100.00 to trim 17 Queen, 18 Reclanada and 7 Canary Palms. Competitive quote from David Swingle has been received in the amount \$1,825.00.

CLS Landscape has quoted \$680.00 to cut out all undergrowth from all Reclanada Palms and Fan Palms, and then maintain all moving forward. This is based on 8 hours of Labor.

Parking Lot Services was contacted regarding a quote for Miami Curb repairs and regrading.

Suncoast Rust Control submitted a quote for irrigation well system in the amount of \$300.00, per month.

Respectfully submitted,


Peggy M. Semsey
Community Association Manager