

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

A Meeting of the Board of Directors of East Lake Woodlands Cluster Homes Unit II Association, Inc. was held on Monday, March 18, 2024, at 720 Brooker Creek Boulevard, #206, Oldsmar, FL 34677.

Call to Order – The meeting was called to order at 2:02 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. Residents present were Marie Brown, and Judy Estes.

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 February 19, 2024.

Treasurer's Report – Ron Sampson reported on financials ending February 29, 2024: Total Reserves-\$301,676.90/Assets-\$315,318.71, with Liability and Equity at \$314,758.02.

Manager's Report – Attached

Notes: Meeting David Swingle for hard wood tree trim in April. CLS Landscape contract to be reviewed and on the next agenda. Parking Lot Services Miami Curbs and Gutters to be on September agenda.

Old Business –

ARC Application Template

ON MOTION: Duly made by Anna Fouts, seconded by Ron Sampson, and carried.
RESOLVE: Approve Revised ARC Application Template as submitted with changes.

Tree Trim Scope of Work – Table

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

Reclinata Palm Quote

ON MOTION: Duly made by Anna Fouts, seconded by Ron Sampson, and carried.
RESOLVE: Approve quote in the amount of \$425.00 to include continued maintenance throughout the contract period.

Signs – P.J. & J. to assess.

Roof Replacement Discussion Update – there was a brief discussion on securing roof replacement quotes, and a recommendation as made to consider metal roofs.

**ELW Cluster Homes Unit Two
Board Meeting March 18, 2024
Page 2**

New Business

ARC Application – 30 Michaels/Landscape, 50 Michaels/Install Palm

ON MOTION: Duly made by Maggie Kasper, seconded by Linda Roberson, and carried.

RESOLVE: Approve as submitted.

Clothes Lines, Refuse Disposal Changes – Language to be updated in the Rules and Regulations for the refuse and disposal company. Changes regarding “Clothes Lines” requires an amendment with a member vote.

Review of Leasing Requirements – no further action.

Wind Mitigation

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

RESOLVE: Approve proposal by A Snoop Inspection to provide wind mitigation roof reports for \$925.00 in the amount of \$77.00 per building.

Date, Time, and Place of next meeting

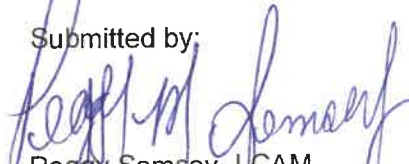
The next Board Meeting will be held on Monday, April 15, 2024, at 2:00 p.m. at Management and Associates, **and** via Tele-Conference.

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

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

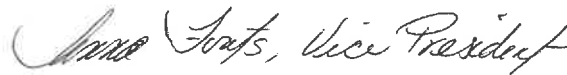
RESOLVE: Adjourn the meeting at 3:19 p.m.

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
MARCH 18, 2024**

ADMINISTRATIVE

Liens – There are no liens in place currently.

Change of Ownership – There are none.

Repair and Maintenance

Joe with Hammerhead was called to reassess some of the roofs that were done on February 23rd, as it was reported that it was a windy day, and some areas of roof were not cleaned properly.

P.J. & J. Construction did a walk around with Linda Roberson, Maggie Kasper, and Property Manager. Jim went back out to reassess the small gables after the initial walk and found a lot more rotting wood on the gable at 140 Michaels requiring at least 4 sheets to be replaced.

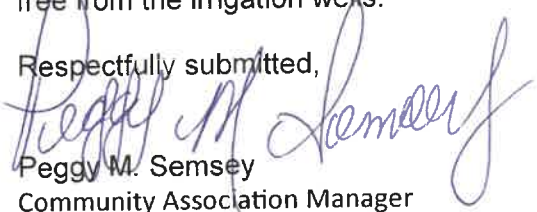
David Swingle was contacted and confirmed that the palms that get “booted” are Sabal and Washingtonian Palms. The estimate for Cluster 2 has Queen, Reclinata, and Canary Palms. Palms will have a neat appearance when trimmed. David recommended that we wait a couple of weeks to assess the hardwood tree trimming/removals. A Friday in April was recommended between 10:00 a.m. – 2:00 p.m.

CLS Landscape has reduced the quote from \$680.00 to \$425.00 to cut out all undergrowth from all Reclanata Palms and maintain them, moving forward. The clarification of Reclanata Palms is not specifically noted in the contract.

Parking Lot Services has quoted \$11,471.00 to repair/replace Miami Curbing/Gutters in noted areas, and \$1,627.00 to repair damaged asphalt at unit 260 Michaels.

Suncoast Rust Control submitted a quote for irrigation well system in the amount of \$300.00, per month. Joe with Hammerhead said that he would not be able to maintain the sidewalks iron-free from the irrigation wells.

Respectfully submitted,


Peggy M. Semsey
Community Association Manager