

**ELW CLUSTER UNIT II ASSOCIATION, INC.
BOARD OF DIRECTORS' MEETING
September 16, 2024**

A Meeting of the Board of Directors of East Lake Woodlands Cluster Homes Unit II Association, Inc. was held on Monday, September 16, 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 2:00 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 via telephone, and Ron Sampson.

Reading and Disposal of Unapproved Minutes – It was,
ON MOTION: Duly made by Anna Fouts, seconded by Ron Sampson, and carried.
RESOLVE: Waive the reading and approve the minutes of Board Meeting Minutes May 20, 2024.

Treasurer's Report – Ron Sampson reported on financials ending August 31, 2024: Total Reserves-\$308,653.24/Assets-\$325,119.70, with Liability and Equity at \$325,119.70.

Manager's Report – Attached

Old Business

Roof Replacement Update – see attached Manager's Report.

Palm Tree Trimming Quote

ON MOTION: Duly made by Sharon Hinsley, seconded by Anna Fouts, and carried.
RESOLVE: Ratify the approve of David Swingle Quote to trim 17 Queen, and 7 Canary Palm Trees in the amount of \$1,015.00.

New Business

Architectural Applications

ON MOTION: Duly made by Anna Fouts, seconded by Ron Sampson, and carried.
RESOLVE: Approve 270 Michaels-Patio Pavers, 310 Michaels-Door, 110 Michaels-Landscape Pavers, and 70 Michaels-Front Slider.

Landscape Contract Amendments provide CLS Landscape with services, according to Anna Fouts, to be added to the contract.

170 Michaels – Brazilian Pepper – Anna Fouts and Linda Roberson will address accordingly.

Palm Tree Trimming Contract – Table

Miami Curb Gutter – PLS – Table

**ELW Cluster Homes Unit Two
Board Meeting September 16, 2024
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New Business continued

P.J.&J. 260 T-111 \$350.00/330-T-111 \$900.00

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

RESOLVE: Approve woodwork as noted.

Date, Time, and Place of Next Board Meeting

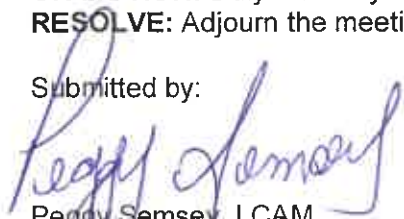
The following meetings will be scheduled at Management and Associates and via Tele-Conference for the remainder of 2024: October 21st, November 18th- Budget, and December 16th-Annual, in-person only at 6:00 p.m.

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 3:34 p.m.

Submitted by:



Peggy Semsey, LCAM
Management and Associates

Accepted by:



~~Sharon Hinsley, President~~
East Lake Woodlands Cluster Homes Unit 2
Anna Fouts, Vice President

**CLUSTER II
MANAGER'S REPORT
SEPTEMBER 16, 2024**

ADMINISTRATIVE

Liens – There are no liens in place currently. Resident with a \$19.00 balance has been advised, and they acknowledged that this will be addressed.

Change of Ownership – There are none.

HB1029, regarding available grants, strictly pertains to Condo Associations governed under FL Statutes 718.

Director Education is required and all Board Members must take a 4 Hour Division Approved course. Annually 4 hours of continued education is required. Current directors must complete within 365 days of July 1, 2025.

Association must send physical or digital copies of the governing documents to every member. The Association can post the documents on the association website if it sends notice to the owners that the website will be used for posting such materials.

Repair and Maintenance

David Swingle trimmed palms in July in the amount of \$1,015.00. This was for 17 Queen and 7 Canary Palms.

Palm Trimming Estimate – 2X Annually - \$2,495.00 per service.

Brazilian Pepper Tree trimming that was omitted from the bulk contract can be cut back for \$350.00, (\$225.00 was the bulk contract rate).

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 – Tamko Product-\$359,255.00/GAF Silver-\$376,875.00/Gold-\$390,090.00

True Roofing was contacted for competitive quote. The cost to install metal roofing is not feasible.

John Duro has been contacted to provide a quote to remove the T-111 from the rear of units 330 and 340 by the a/c and install stucco.

Respectfully submitted,


Peggy M. Semsey

Community Association Manager