

**ELW CLUSTER UNIT II ASSOCIATION, INC.
BOARD OF DIRECTORS' MEETING
JANUARY 20, 2025**

A Meeting of the Board of Directors of East Lake Woodlands Cluster Homes Unit II Association, Inc. was held on Monday, January 20, 2025, 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, Bryan Froning, Sharon Hinsley, Linda Roberson, and Ron Sampson.

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 Minutes November 18, 2024.
ON MOTION: Duly made by Anna Fouts, seconded by Ron Sampson, and carried.
RESOLVE: Approve the Board Budget Meeting and Organizational Minutes dated December 16, 2024.

Treasurer's Report – Ron Sampson reported on financials ending December 31, 2024: Total Reserves-\$330,808.57/Assets-\$348,056.17, with Liability and Equity at \$348,056.17.

Manager's Report – Attached

Old Business

Roof Replacement Update – see attached Manager's Report – Table 6 Months.

Landscape Contract Amendments – Anna Fouts reviewed contract and made edits. Property Manager to send requested changes to CLS Landscape for the 2025 Contract.

Palm Tree Trimming Contract – Table.

Unit 10 Debris Removal Quote – Swingle/Oak Tree Removal 10-20, 260-270 Michaels (3) \$13,325.00.

ON MOTION: Duly made by Anna Fouts seconded by Ron Sampson and carried.
RESOLVE: Ratification of arbor care by David Swingle for \$13,325.00.

Mulch Installation – Dave's Prime Cuts

ON MOTION: Duly made by Anna Fouts, seconded by Ron Sampson, and carried.
RESOLVE: Forgo the Mulch Project.

**East Lake Woodlands Cluster Homes Improvement Unit Two
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New Business

Architectural Applications – 320 Michaels Circle/2' Fence Patio

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

RESOLVE: Approve the wire fencing inside the landscaped hedges around the patio, contingent upon removing tethering chain on the lot.

Newsletter - Bryan Froning is working on a customized format for the monthly Newsletter to be reviewed by the Board. Until the final format is reviewed and approved, Bryan will draft an immediate "New Year" Newsletter with basic reminders and information!

Date, Time, and Place of Next Meeting

The next Board of Directors meeting will be held at Management and Associates, 720 Brooker Creek Boulevard, 206, Oldsmar, FL 34677, Monday, March 17, 2025, 2:00 p.m. and Conference Call 813-433-2049, Access Code 83173.

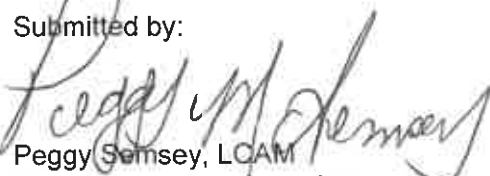
Notes: Anna Fouts requested that the Rules and Regulations be updated with Board Member Names and Service Coordinator, to be posted on Website and Portal.

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


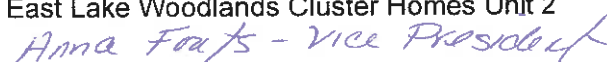
ON MOTION: Duly made by Linda, seconded by Ron Sampson, and carried.

RESOLVE: Adjourn the meeting at 3:41 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 – JANUARY 20, 2025**

ADMINISTRATIVE

Liens – There are no liens in place currently, and no accounts receivable as of December 31, 2024.

Change of Ownership – There are none.

Director Education is required, and all Board Members must take a 4-Hour Division Approved course, annually. Current directors must complete by July 1, 2025. Newly filled seat on the Board of Directors will have to do the 4-hour course within 90 days of the election. Four (4) hours of continuing education on any topic is required annually. Corporate Transparency Act – this has been suspended, again, but if reinstated will be due by July 1, 2025.

May I recommend that someone be appointed to coordinate with Tara Martinez for information that must go on the portal, as well as the Website. Bryan Froning needs to be noted as Director at Large on the website. I have advised Tara to make change accordingly to the portal.

Repair and Maintenance

- David Swingle - \$700.00 for 14 Queen Palms – All Palm Trimming Estimate --\$2,495.00 per service.
- David Swingle has revised a quoted dated December 9, 2024, to remove debris behind 10 Michaels, along with 2 tree trunks, remove 1 Live Oak between 10-20 Michaels, remove 2 declining Oak Trees behind 260 Michaels all with stump grinding in the amount of \$13,325.00.

The following quotes have been received for roof replacement: No further update a/o 11/18/2024:

Lamberts Roofing - \$430,100.00

Acoma Roofing - \$462,280.00

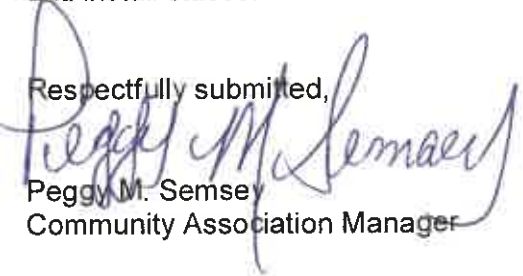
Arry's Roofing - \$451,350.00

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

True Roofing – will quote when ready to pursue project

John Duro - quote pending 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