

**ELW WOODS LANDING TOWNHOMES UNIT ONE
ASSOC, INC.
Board of Directors Meeting
11/13/2024**

A Board meeting of the ELW Woods Landing Townhomes Unit One Association Inc. was held on 11/13/24 at Ameri-Tech Offices.

Ann Bonvicino, Board President called the meeting to order at 6:33PM. Other directors present were Jeff Sherman, Terri Martorano, Cari Kearney, Melanie Webre and Joseph McFarland. Kara Johnson served as recording secretary. Ellyse Vossman from Ameri-Tech was also present. Quorum was established with 7 members of the Board present. Bonnie was in attendance on zoom. There were two residents in attendance.

- **MOTION TO APPROVE** the minutes as written for the Board of Directors meeting held on 9/11/24 and 9/28/24. Duly made by Jeff seconded by Cari and carried unanimously. There was a motion by Jeff to waive the reading of the minutes and was approved by Cari.

OPEN FORUM

- Residents at 305 are here to ask about their storage unit they want to put on their patio.

REPORTS OF COMMITTEES

1. **PRESIDENT'S REPORT-** Given by Ann Bonvicino.
 - Possibly looking into pressure washing group rate for patios.
 - We have decided to ask Ken to invoice us for his hourly work done in the community. Ann will be speaking to Ken regarding this.

OTHER COMMITTEE REPORTS

Bylaws Committee:

- Will be working on the fining committee paperwork.

Landscaping Committee:

- Jeff moved to approve Red Tree for landscaping and it was seconded by Melanie, all were in favor.

2. **TREASURER'S REPORT-** Given by Bonnie

- Operating funds are \$29,844.02
- Reserve funds are \$256,944.36
- Our total assets are \$286,888.38
- There was a motion to recode roofing repairs to reserves made by Ann, seconded by Kara and it was approved across the board.

3. MANAGER'S REPORT- Given by Ellyse Vosselmann.

- 3 people are delinquent on special assessment and have been so for 90 days.
- Roofing repairs are being scheduled.
- Carport roof problems are being scheduled to be looked at.
- Palmettos will be trimmed next week
- There was a motion made by Joe and seconded by Cari to approve stump removal and grinding.

OLD BUSINESS

- **Swale**

NEW BUSINESS

- Leak at 205: still being looked at and will be working on getting it fixed.
- Upper gutters will be cleaned in December.

The next scheduled Board Meeting will be held on January 8th at 6:30pm at Ameri-Tech.

There being no further business to come before the Board it was, **MOTION TO ADJOURN** the meeting at 7:44pm. Duly made by Ann, seconded by Cari and carried unanimously.

Presented by:

Kara Johnson, Secretary

Approved by:

Ann Bonvicino, President