

**ELW WOODS LANDING TOWNHOMES UNIT ONE
ASSOC, INC.
Board of Directors Meeting
9/11/2024**

A Board meeting of the ELW Woods Landing Townhomes Unit One Association Inc. was held on 7/10/24 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 was one resident in attendance.

- **MOTION TO APPROVE** the minutes as written for the Board of Directors meeting held on 7/10/24. Duly made by Ann seconded by Jeff and carried unanimously. There was a motion by Jeff to waive the reading of the minutes and was approved by Joe.

OPEN FORUM

- No comments from residents.

REPORTS OF COMMITTEES

1. **PRESIDENT'S REPORT**- Given by Ann Bonvicino.
 - Will be looking into possibly compensating Ken for the work he does in the community.

OTHER COMMITTEE REPORTS

Bylaws Committee:

- In order to follow the new state statutes there was a **MOTION TO APPROVE** the hurricane standards Jeff seconded by Kara and carried unanimously.
- We will be attempting to establish a fine committee in order to comply with the new state statutes.

Landscaping Committee:

- They have gotten 4 proposals for new landscaping companies and are still looking at numbers.
- Will report back to the board when they are reaching a decision.

2. **TREASURER'S REPORT**- Given by Ellyse Vosselmann.

- Operating funds are \$ 61,809.05
- Reserve funds are \$ 221,656.33
- Our total assets are \$ 283,565.38

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

- Quotes have been received from Arry's for carport repairs and roofing repairs.
- Will be calling for an update on a quote for the swale for 195 & 205.

OLD BUSINESS

- Waiting on tree proposals for 6 tree removals from TLC and will also be getting quotes from other companies.
- An estimate has been received for the renovations needed at 225 to repair damage from the fire. We will be having our own estimate done and will keep working with our insurance.
- The bats have been removed from 405, a quote has been received to replace and fix the wood that was damaged.
- Reminder for board members that board certification education courses must be taken before 12/31/24.
- Will be looking into a possible drainage issue at 495.

NEW BUSINESS

- The board will be the default architecture committee.
- There is a discrepancy with Pinewinds about our border with them. They are requesting we split the cost of having a survey done, we will be saying no.

The next scheduled Board Meeting will be held on October 9th at 6:30pm at Ameri-Tech.

There being no further business to come before the Board it was, **MOTION TO ADJOURN** the meeting at 7:47pm. Duly made by Jeff, seconded by Kara and carried unanimously.

Presented by:

Kara Johnson, Secretary

Approved by:

Ann Bonvicino, President