

**ELW WOODS LANDING TOWNHOMES UNIT ONE
ASSOC., INC.
Board of Directors Meeting
5/15/2024**

A Board meeting of the ELW Woods Landing Townhomes Unit One Association Inc. was held on 5/15/24 at the Woods Landing pool.

Ann Bonvicino, Board President called the meeting to order at 8:09 PM. Other directors present were Jeff Sherman, Bonnie Martin, Terri Martorano, Mike Francisco, Melanie Webre, Joseph McFarland and Cari Kearney. Kara Johnson served as recording secretary. Beverly Neubecker from Ameri-Tech was also in attendance.

Minutes from the previous Board Meeting were read to those in attendance.

REPORTS OF COMMITTEES

1. **PRESIDENT'S REPORT-** Given by Ann Bonvicino.
 - Nothing to report.

2. **TREASURER'S REPORT-** Given by Bonnie Martin.
 - We are delinquent on insurance \$32,968.12 and will need to have a Special Assessment. Payment will be \$400. We are delinquent because the insurance was more than what the board anticipated for last year.

3. **MANAGER'S REPORT-** Given by Beverly Neubecker.
 - Information has been sent to a lawyer about irrigation issues.
 - We are still trying to work on the rat problem.
 - Will be looking to see if there are any proposals from TLC to ratify.

NEW BUSINESS

- Amendment for pest control needs to be revisited to see what needs to be changed.
- We need to discuss Tesla Charging stations and options for owners who wish to install them and update our bylaws accordingly.
- Bonnie is working with Buddy at TLC regarding tree removals.

The next scheduled Board Meeting will be held on May 29th at 6:30pm at the pool.

There being no further business to come before the Board it was, **MOTION TO ADJOURN** the meeting at 8:38 pm. Duly made by Jeff, seconded by Mike and carried unanimously.

Presented by:

Kara Johnson, Secretary

Approved by:

Ann Bonvicino, President