

**ELW WOODS LANDING TOWNHOMES UNIT ONE ASSOCIATION, INC.**  
**ANNUAL MEETING OF THE MEMBERS**  
**MARCH 21, 2017**

The ELW Woods Landing Townhomes Unit One Association, Inc. annual meeting was held on Tuesday, March 21, 2017 at East Lake Woodlands Country Club, 1055 East Lake Woodlands Parkway, Oldsmar, Florida.

Jim Irwin, Board President, called the meeting to order. Other Directors present were Dejon Kanner, Bonnie Richman, Steve Green, Jim Irwin, Jerry Baker, Toni Perry, Theresa Martorano, Michael Francisco and property manager Krystal Copley.

A quorum was established with members in attendance in person and by proxy. Proof of Notice was presented by the property manager.

The minutes of the March 22, 2016 annual meeting were discussed and it was,

**ON MOTION:** Duly made and carried unanimously

**RESOLVE:** To waive the reading of the minutes of the 2016 annual meeting and to approve the minutes as amended.

**New Business**

A vote of the membership was taken by proxy with 5 proposed changes to the governing documents listed. The results of the vote are as follows:

Proposed Change #1 (Article II, Section 2.06, Vehicular Parking) PASSED.

Proposed Change #2 (Article II, Section 2.12, Animals) PASSED.

Proposed Change #3 (Article II, Section 2.14, Trees) FAILED

Proposed Change #4 (Article II, Section 2.27, Personal Property) PASSED

Proposed Change #5 (Article VII, Section 7.13) PASSED

The rollover of funds, 2016-2017, has been approved and any excess of income over membership expenses for the fiscal year ending June 30, 2017 will be applied against the subsequent tax year assessments as provided by the IRS Revenue Ruling 70-604.

The movement of the funds currently in the component for each reserve to the Pooled Reserve Account was approved.

**Election of Officers**

There were six notices of intent submitted to run for the Board, it was

**ON MOTION:** Duly made and carried unanimously.

**RESOLVE:** To accept the notices of intent as submitted.

There were three additional nominations from the floor.

The new Directors elected by acclamation are Sue Leech, Jim Irwin, Dejon Kanner, Steve Green, Jerry Baker, Terri Martorano. The nominations from the floor that were accepted are Mike Francisco, Bonnie Richman and Toni Perry.

**Manager's Update**

- The work orders for the Association are being updated. These are input by homeowners & M & A staff. Work orders remain open until the work is completed & the invoice has been paid. At this time, most open work orders are allocated to Affordable Work Orders and Dol-Fan.
- Roof repairs will continue to be handled by The Roofing Company. Chris Hloska has confirmed that TRC will continue to maintain & uphold the warranty on all main building roofs, even those installed by Bayside Roofing.
- The Reserve Study will begin in late May /early June, with the final report being in July. This timing is set so that ½ of the fee comes from the current budget & the balance out of next year's budget.

**Financial**

- Jim Irwin provided a summary of the financial statements fiscal year-to-date through February 2017.

**Grounds**

- Steve is working diligently with TLC to get drainage issues resolved. The berm repairs were made by Liberty Land behind unit 10.

There being no further business to come before the members it was,

**ON MOTION:** Duly made and carried unanimously

**RESOLVE:** To adjourn the annual meeting.

Submitted by:

Approved by:

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Krystal Copley, LCAM

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Jim Irwin, President