

**ELW WOODS LANDING TOWNHOMES ASSOC., INC.**  
**Board of Directors Meeting**  
**September 19, 2017**

A Board meeting of the ELW Woods Landing Townhomes Unit One Association, Inc. was held September 28, 2017, at East Lake Woodlands Country Club, 1055 East Lake Woodlands Parkway, Oldsmar, Florida.

Jim Irwin, Board President, called the meeting to order at 5:56 p.m. Other Directors present were Terri Martorano, Steve Green, Sue Leech and Toni Perry. Mike Francisco, Dejon Kanner and Jerry Baker were absent. Krystal Copley, Property Manager from Management and Associates was also present and served as recording secretary.

**ON MOTION:** Duly made by Sue Leech, seconded by Terri Martorano and carried unanimously.

**RESOLVE:** To approve the minutes of the Board meeting held on August 28, 2017, with a change to amount of proposal to \$3500.

Homeowners Present – Mattie Green, 305 WLT, spoke on insurance concerns.

**Reports of Committees**

**1. President's Report – Jim Irwin**

The report was read aloud. Hurricane Irma caused delays in the progress on open items.

**2. Treasurer's Report – Given by Jim Irwin; everyone received a copy of the financial.**

**3. Manager's Report – Given by Krystal Copley, year-end financials draft received & presented to board, TLC Hurricane aftermath proposals reviewed, Insurance claim turned over to the agent.**

**4. Grounds Committee – Report given by Steve Green, contract with TLC was discussed TLC to complete gutter/downspout work by end of month**

**Discussion/Decision Items – No actions taken.**

**Unfinished Business**

- a. TLC Contract Signing – Addendum to contract for additional mow in October; define Act of Nature and request credit for missed mow to be applied to cleanup totals.

**New Business**

**a. Alteration Application – 215 WLT – Lanai**

**ON MOTION:** Duly made by Toni Perry, seconded by Sue Leech and carried unanimously.

**RESOLVE:** To approve the application as submitted, with the condition that the approval letter states that homeowner is responsible for ensuring proper tie-in to existing building and roof structure.

**b. TLC Proposal #14206 for dead pine removal – Ratify vote. *It was,***

**ON MOTION:** Duly made by Steve Green, seconded by Sue Leech and carried unanimously.

**RESOLVE:** To approve the TLC proposal 14206 in the amount of \$15,200 for the removal of 80 dead pine trees.

**c. TLC proposal #14209 for Hurricane Irma cleanup – Ratify vote. *It was,***

**ON MOTION:** Duly made by Steve Green, seconded by Terri Martorano and carried unanimously.

**RESOLVE:** To approve the TLC proposal 14209 in the amount of \$3,360 for the 1<sup>st</sup> & 2<sup>nd</sup> story roofs/gutters/downspouts to be blown off, blown out and/or hosed out.

**ON MOTION:** Duly made by Steve Green, seconded by Terri Martorano and carried unanimously.

**RESOLVE:** To approve the TLC proposal 14209 in the amount of \$3,400 for the removal of landscape debris from the turf.

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The next meeting will be held on Tuesday, October 17, 2017 at 6:00 p.m. at the ELW Clubhouse.

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

**ON MOTION:** Duly made by Steve Green, seconded by Toni Perry and carried unanimously.

**RESOLVE:** To adjourn the meeting at 6:56 p.m.

Submitted by:

Approved by:

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Krystal Copley, LCAM

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Jim Irwin, President

APPROVED