

ELW WOODS LANDING TOWNHOMES UNIT ONE ASSOC., INC.
Board of Directors Meeting
April 17, 2018

A Board meeting of the ELW Woods Landing Townhomes Unit One Association, Inc. was held April 17, 2018 at East Lake Woodlands Country Club, 1055 East Lake Woodlands Parkway, Oldsmar, Florida.

Jim Irwin, Board President, called the meeting to order at 6:00 p.m. Other Directors present were Terri Martorano, Sue Leech, Steve Green, Cari Kearney, Jerry Baker and Toni Perry. Jim Mateka, Property Manager from Ameri-Tech was also present. Cari Kearney and Toni Perry served as recording secretary.

ON MOTION: Duly made by Sue Leech, seconded by Toni Perry and carried unanimously.
RESOLVE: To approve the minutes of the Board meeting held on December and January.

Presentations made by Lancaster and All Lines Insurance for 2018 policy.

ON MOTION: Duly made by Sue Leech, seconded by Jerry Baker and carried unanimously.
RESOLVE: Approve Lloyd's of London policy renewal not to exceed \$81,000 for all coverage with updated appraisal. Jim Mateka to get appraisal and to update All Lines insurance. HO3 versus HO6 policy discussion and further investigation along with bylaws being revised to support one or the other to be added to future agenda.

Reports of Committees

1. **President's Report** – Jim Irwin provided an update on financials year to date. Over budget \$1460.00. Discussed the need to verify all residents received new coupon books.
2. **Treasurer's Report** – Given by Jim Irwin.
3. **Manager's Report** – Given by Jim Mateka; discussed current budget and financial statement, invited board to Ameri-Tech, mentioned budget workshop. Discussed formulating new budget at a separate meeting for a board budget workshop before new coupons are issued. Discussed directory and email for residents.
4. **Grounds Committee** – Given by Steve Green; discussed tree removal and damage to existing units.

ON MOTION: Duly made by Sue Leech, seconded by Toni Perry and carried unanimously.
RESOLVE: To cut down 20 pines in peril now and lifting oak trees now, waiting for new fiscal year to cut remaining trees and will re-evaluate at that time.

ON MOTION: Duly made by Steve Green, seconded by Jerry Baker and carried unanimously.
RESOLVE: To hold budget meeting at Ameri-Tech May 8, 2018 at 6:30pm.

Unfinished Business – No Actions Taken

New Business-

1. Management and Assoc. used to send forms to board for new tenants, new renters the board should be made aware of. Needs to be on the new web page.
2. Work order requests process with Jim Mateka, flyer to be distributed.
3. Broken lock at pool- consider a key pad?
4. Weekly site visits will start soon with Jim Mateka, to be scheduled with Jim Irwin.

The next scheduled board meeting will be Tuesday, May 8, 2018 at 6:30 p.m. at Ameri-Tech.

The next scheduled monthly meeting will be Tuesday, May 15, 2018 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 Jerry Baker, seconded by Terri Martorano and carried unanimously.

RESOLVE: To adjourn the meeting at 9:30 p.m.

Presented by:

Approved by:

Cari Kearney, Secretary

Jim Irwin, President