

ELW WOODS LANDING TOWNHOMES UNIT ONE ASSOC., INC.
Board of Directors Meeting
August 21, 2018

A Board meeting of the ELW Woods Landing Townhomes Unit One Association, Inc. was held August 21, 2018 at home of Board Vice President, Sue Leech, 330 Woods Landing Trail, Oldsmar, Florida.

Jim Irwin, Board President, called the meeting to order at 6:03 p.m. Other Directors present were Terri Martorano, Sue Leech, Cari Kearney and Toni Perry. Kathy Hines, Property Manager from Ameri-Tech was also present. Homeowners present were Sharon Ward, Ann Bonvincino, Marla Tanner, D. Kanner, J. Root, R. Root, M. Webre, and R. Rampersad. Cari Kearney served as recording secretary. Director absent was Jerry Baker.

MOTION TO APPROVE the minutes as revised for the Board meeting held on July 17, 2018. Duly made by Toni Perry, seconded by Sue Leech and carried unanimously.

Reports of Committees

1. **President's Report** – Given by Jim Irwin DC&R overview and violation procedure possibly changing the language of the letter and suggesting further discussion of landscaping maintenance by TLC for items placed by owners. Preview of the agenda.
2. **Treasurer's Report** – Given by Sue Leech.
3. **Manager's Report** – Given by Kathy Hines. Late fee assessment review and into effect 10-1-18. Aging; nothing in collection with attorney. Updates on unit 135. Violation overview.
4. **Grounds Committee Report** – Given by Sue Leech. Review of meeting with TLC to decide how many trees need to replace the ones removed. A beautification plan is needed to be addressed for the county permits, TLC price increase notification, downspout and gutter cleaning schedule. Paint project to be voted on by owners with DC&R packet, gutter replacement/ removal quote needed to be reviewed further.

Unfinished Business –

MOTION TO APPROVE accept amendment as written and presented. Duly made by Terri Martorano, seconded by Sue Leech and carried unanimously.

New Business –

MOTION TO APPROVE writing off financially aging items less than \$10.00. Duly made by Jim Irwin, seconded by Sue Leech and carried unanimously.

MOTION TO APPROVE accept TLC proposal for 48 tree removal. Duly made by Sue Leech, seconded by Toni Perry and carried unanimously.

MOTION TO APPROVE repairs made to unit 135 for the purpose of the sale. Duly made by Toni Perry, seconded by Cari Kearney and carried unanimously.

The next scheduled monthly meeting will be Tuesday, September 18, 2018 at 6:00 p.m. at 330 Woods Landing Trail.

There being no further business to come before the Board it was,
MOTION TO ADJOURN the meeting 7:56. Duly made by Sue Leech, seconded by Toni Perry and carried unanimously.

Presented by:

Approved by:

Cari Kearney, Secretary

Jim Irwin, President