

ELW WOODS LANDING TOWNHOMES UNIT ONE ASSOC., INC.
Board of Directors Meeting
December 18, 2018

A Board meeting of the ELW Woods Landing Townhomes Unit One Association, Inc. was held on December 18, 2018 at home of Board Treasurer, Sue Leech, 330 Woods Landing Trail, Oldsmar, Florida.

Jim Irwin, Board President, called the meeting to order at 6:00 p.m. Other Directors present were Terri Martorano, Sue Leech, and Toni Perry. Kathy Hines, Property Manager from Ameri-Tech was also present. Homeowners present were Mark Foster and Anthony Gravtz. Director absent was Cari Kearney. Toni Perry served as recording secretary.

MOTION TO APPROVE the minutes as revised (adding Cari Kearney to directors present) for the Board meeting held on 11-20 18. Duly made by Toni Perry, seconded by Sue Leech and carried unanimously.

Reports of Committees

1. **President's Report** – Given by Jim Irwin. F.Pat wind mitigation first week of January, concerned about roofs and warranty. Possible budget concerns for the coming fiscal year; ELW association dues have been raised, tree issue costs are up, insurance may go up at renewal time a significant amount.
2. **Treasurer's Report** – Given by Sue Leech.
3. **Manager's Report** – Given by Kathy Hines. Aging report; no collections at this time, still need email list, attorney to check on outstanding issues.
4. **Grounds Committee Report** – Given by Sue Leech. Jim Irwin approved \$50 check to Wayne (East Lake water) for Christmas. Kathy to send by 12/31/18.

New Business –

MOTION TO ACCEPT the reviewed financial statement prepared by CPA. Duly made by Sue Leech, seconded by Terri Martorano and carried unanimously.

The next scheduled monthly meeting will be Tuesday, January 15, 2019 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 7:20 pm. Duly made by Toni Perry, seconded by Terri Martorano and carried unanimously.

Presented by:

Approved by:

Cari Kearney, Secretary

Jim Irwin, President