

ELW WOODS LANDING TOWNHOMES UNIT ONE ASSOC., INC.
Board of Directors Meeting
June 19, 2018

A Board meeting of the ELW Woods Landing Townhomes Unit One Association, Inc. was held June 19, 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, Cari Kearney and Toni Perry. Kathy Hines, Property Manager from Ameri-Tech was also present. Homeowners present were Rachelle McDally, Steve and Mattie Green. Cari Kearney served as recording secretary. Director absent was Jerry Baker.

MOTION TO APPROVE the minutes with Grounds report included in other items for the Board meeting held on May 15, 2018. Duly made by Sue Leech, seconded by Terri Martorano and carried unanimously.

Reports of Committees

1. **President's Report** – Jim Irwin asked Sue Leech to give status update on paint/wood rot project. Paint committee to be set up to choose 2 paint colors for community to vote on by July.
2. **Treasurer's Report** – Given by Sue Leech.
3. **Manager's Report** – Given by Kathy Hines. No collections with lawyer, need to address Spectrum contract, summary of open and closed work orders. Outstanding violations

Unfinished Business –

MOTION TO APPROVE removal of 31 remaining trees in peril by TLC. Duly made by Sue Leech, seconded by Terri Martorano and carried unanimously.

New Business –

MOTION TO APPROVE the Spectrum contract amendment as revised excluding last half of item 2 removing HOA responsibility for returning STB's. Duly made by Toni Perry, seconded by Sue Leech and carried unanimously by all.

MOTION TO APPROVE removal of 7 additional trees in peril by TLC. Duly made by Sue Leech, seconded by Toni Perry and carried unanimously.

MOTION TO APPROVE Ameri-Tech to proceed with a formal process of notice of sale, lease, or transfer and include a pass-through fee; as prescribed in section 2.37 in the declarations. Duly made by Terri Martorano, seconded by Toni Perry and carried unanimously.

MOTION TO APPROVE Bashor & Legendre review of the Fiscal 2017-18 Financial Statements with a correction of the proposal dates at the top of pages 2 through 4. Duly made by Sue Leech, seconded by Toni Perry and carried unanimously.

The next scheduled monthly meeting will be Tuesday, July 17, 2018 at 6:00 p.m. at the ELW Clubhouse.

There being no further business to come before the Board it was,
MOTION TO ADJOURN the meeting 7:46. Duly made by Jim Irwin, seconded by Terri Martorano and carried unanimously.

Presented by:

Approved by:

Cari Kearney, Secretary

Jim Irwin, President