

ELW WOODS LANDING TOWNHOMES UNIT ONE ASSOC., INC.

Board of Directors Meeting

May 15, 2018

A Board meeting of the ELW Woods Landing Townhomes Unit One Association, Inc. was held May 15, 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, Jerry Baker and Toni Perry. Jim Mateka, Property Manager and Phil Colettis from Ameri-Tech was also present. Homeowners present were Patti Koch, Jack Smith, and Mattie Green. Toni Perry served as recording secretary. Director absent was Cari Kearney.

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

RESOLVE: To approve the minutes as written for the Board meeting held on April 17, 2018.

Reports of Committees

1. **President's Report** – Given by Jim Irwin, discussed wood rot and repair, plan to complete walk and assessment of unit damage, and intent to identify a company that can do the work and get quotes.
2. **Treasurer's Report** – Given by Jim Irwin.
3. **Manager's Report** – Given by Jim Mateka.
4. **Grounds Committee** – Included in other business.

ON MOTION: Duly made by Terri Martorano, seconded by Jerry Baker, and carried unanimously.

RESOLVE: To maintain the community's master property insurance policy under the Association because this arrangement provides the least exposure to all owners as a group. Furthermore, the Board will pursue a change in the governing documents to clarify the Association's master property insurance arrangement consistent with the applicable Florida state statutes.

ON MOTION: Duly made by Jerry Baker, seconded by Steve Green and carried unanimously.

RESOLVE: Accept proposed budget and raise monthly assessment to \$405.00.

Unfinished Business – No Actions Taken

New Business – No Actions Taken

The next scheduled monthly meeting will be Tuesday, June 19, 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 Sue Leech, seconded by Terri Martorano and carried unanimously.

RESOLVE: To adjourn the meeting.

Presented by:

Approved by:

Cari Kearney, Secretary

Jim Irwin, President