

**ELW WOODS LANDING TOWNHOMES UNIT ONE ASSOC., INC.**  
**Board of Directors Meeting**  
**November 20, 2018**

A Board meeting of the ELW Woods Landing Townhomes Unit One Association, Inc. was held November 20, 2018 at home of Board Treasurer, Sue Leech, 330 Woods Landing Trail, Oldsmar, Florida.

Jim Irwin, Board President, called the meeting to order at 6:03 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. Cari Kearney served as recording secretary.

**MOTION TO APPROVE** the minutes as written for the Board meeting held on October 16, 2018. Duly made by Sue Leech, seconded by Terri Martorano and carried unanimously.

**Reports of Committees**

1. **President's Report** – Given by Jim Irwin. Courtyard tree to be removed in December, needs to be removed before paint project begins. Pressure washing is completed for development. Street parking needs to be monitored, lets continue with the windshield notes to notify illegally parked cars. Repeat offenders to get violation letters. Units with repeated trash can violations, need to be called by Kathy to make sure it's not a maintenance issue, otherwise we need to proceed with violation process to the end. Dog bite reported to Ameri-tech allegedly between a resident dog and unit owner, waiting to receive police report and further documentation from victim. From ELW HOA-monitoring tail gating cars, gate cameras, handheld barcodes, speeding.
2. **Treasurer's Report** – Given by Sue Leech.
3. **Manager's Report** – Given by Kathy Hines. Aging; some units still behind in payments. Certificate sent to attorney on 11/7/18 for filing with official documents. Wind mitigation proposal for voting on. Violations; next attorney steps for dog violation, other violations for tree removal, trash cans in view, and BBQ grill in view. Open work orders; various pest control, carport, wood rot/ gate/ fence issues to be resolved. Unit for sale has an inspection item for closing; asking for carport roof to be addressed before closing. To be repaired as per HOA schedule as it is not leaking.
4. **Grounds Committee Report** – Given by Sue Leech. 40 Trees removed, confirmed. Hold off on palmetto trimming until paint project is complete. Proposal for new palmettos to add to side yard at 95. County has not requested for HOA to replant trees with the latest permit. Bushes trimmed in preparation for painting. 141 trees totally removed from 555 original tree count.

**Unfinished Business-**

**MOTION TO APPROVE** hiring All Seamless Gutters to complete gutter project so long as contract is provided, pricing does not exceed \$5.50 per linear foot, provided they also meet criteria as discussed with company, including insurance provisions and references, and meet installation schedule. Duly made by Sue Leech, seconded by Toni Perry and carried unanimously.

**New Business –**

**MOTION TO RATIFY** removal of 40 pine trees. Duly made by Cari Kearney, seconded by Toni Perry and carried unanimously.

**MOTION TO APPROVE** entering into an agreement for \$1360 with FPAT. Duly made by Terri Martorano, seconded by Jim Irwin and carried unanimously.

The next scheduled monthly meeting will be Tuesday, December 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 Terri Martorano, seconded by Toni Perry and carried unanimously.

Presented by:

Approved by:

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Cari Kearney, Secretary

Jim Irwin, President