

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

A Board meeting of the ELW Woods Landing Townhomes Unit One Association, Inc. was held September 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 6:15 p.m. Other Directors present were Terri Martorano, Sue Leech, and Toni Perry. Kathy Hines, Property Manager from Ameri-Tech was also present. Toni Perry served as recording secretary. Directors absent were Jerry Baker and Cari Kearney.

MOTION TO APPROVE the minutes as revised for the Board meeting held on August 21, 2018. Duly made by Sue Leech, seconded by Terri Martorano and carried unanimously.

Reports of Committees

1. **President's Report** – Given by Jim Irwin. Recap of ELW meeting- North gate completed with new lights, Liberty is new landscaping company. Discussed drainage issues and late fees.
2. **Treasurer's Report** – Given by Sue Leech.
3. **Manager's Report** – Given by Kathy Hines. Aging; nothing in collection with attorney.
4. **Grounds Committee Report** – Given by Sue Leech.

New Business –

MOTION TO APPROVE paint contracts with changes (paint \$110,000, wood repairs \$33,874, gutter removal \$6,200) made to be approved. Duly made by Sue Leech, seconded by Toni Perry and carried unanimously.

MOTION TO APPROVE ARC presented by unit 475 for windows. Duly made by Sue Leech, seconded by Toni Perry and carried unanimously.

The next scheduled monthly meeting will be Tuesday, October 16, 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. Duly made by Toni Perry, seconded by Jim Irwin and carried unanimously.

Presented by:

Approved by:

Cari Kearney, Secretary

Jim Irwin, President