

ELW WOODS LANDING TOWNHOMES UNIT ONE ASSOC., INC.
Board of Directors Meeting
February 19, 2019

A Board meeting of the ELW Woods Landing Townhomes Unit One Association, Inc. was held on February 19, 2019 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 Cari Kearney. Director absent was Toni Perry. Kathy Hines, Property Manager from Ameri-Tech was also present. Homeowners present were Steve and Matty Greene, Gerald Talbett, and Sharon Ward. Cari Kearney served as recording secretary.

MOTION TO APPROVE the minutes as revised for the Board meeting held on January 15, 2019. Duly made by Terri Martorano, seconded by Sue Leech and carried unanimously.

Reports of Committees

1. **President's Report** – Given by Jim Irwin. TLC to maintain the clearing around the concrete drain behind 10 WLT to avoid backup. Courtyard gates are going to continue to be different. March annual meeting to be held at Oldsmar Library 6pm. Budget workshop to be held at 6pm at Ameri-Tech for the April meeting.
2. **Treasurer's Report** – Given by Sue Leech.
3. **Manager's Report** – Given by Kathy Hines. Updated amendments mailed out.
4. **Grounds Committee Report** – Given by Sue Leech. TLC confusion about palmettos, trimming of palmettos on hold during paint project.

Unfinished Business-

MOTION TO APPROVE a maximum total project cost not to exceed \$305,000. Duly made by Sue Leech, seconded by Terri Martorano, and carried unanimously.

The next scheduled meeting will be the Owner's Annual Meeting, Tuesday, March 19, 2019 at 6:00PM at 400 St Petersburg Dr E, Oldsmar, FL 34677.

The next scheduled monthly meeting will be Tuesday, March 19, 2019 immediately following the Owner's Annual meeting at 400 St Petersburg Dr E, Oldsmar, FL 34677.

There being no further business to come before the Board it was,

MOTION TO ADJOURN the meeting 6:57 pm. Duly made by Terri Martorano, seconded by Jim Irwin and carried unanimously.

Presented by:

Approved by:

Cari Kearney, Secretary

Jim Irwin, President