

ELW WOODS LANDING TOWNHOMES UNIT ONE ASSOC., INC.
Board of Directors Meeting
January 15, 2019

A Board meeting of the ELW Woods Landing Townhomes Unit One Association, Inc. was held on January 15, 2019 at home of Board Treasurer, Sue Leech, 330 Woods Landing Trail, Oldsmar, Florida.

Jim Irwin, Board President, called the meeting to order at 6:04 p.m. Other Directors present were Terri Martorano, Sue Leech, and Cari Kearney. Director Toni Perry was absent. Kathy Hines, Property Manager from Ameri-Tech was also present. Homeowners present were Mark Foster, Patty Koch, Anthony Gravitz, and Lynne Koval. Cari Kearney served as recording secretary.

MOTION TO APPROVE the minutes as revised for the Board meeting held on Dec 18, 2018. Duly made by Sue Leech, seconded by Terri Martorano and carried unanimously.

Reports of Committees

1. **President's Report** – Given by Jim Irwin. Major rain event Dec 20/21, 2018 caused grate to clog up on cement drain behind 10 WLT resulting in street flooding and slow drainage. Investigation pending. Courtyard tree has been removed, but debris remains to be cleared. Upcoming yard sale, community picnic, insurance renewal, budget workshop in April and annual meeting at Ameri-tech all to be scheduled.
2. **Treasurer's Report** – Given by Sue Leech.
3. **Manager's Report** – Given by Kathy Hines. Aging- no collection with attorney. Need to send new rules and regs to units and collect email addresses. Updated insurance for All Seamless, need revised contract. Door replacement list being updated as the project progresses.
4. **Grounds Committee Report** – Given by Sue Leech. Nothing of significance to report.

Unfinished Business-

MOTION TO APPROVE an additional expenditure of \$10k for wood restoration project on the first 3 buildings. Duly made by Cari Kearney, seconded by Terri Martorano and carried unanimously.

The next scheduled monthly meeting will be Tuesday, February 19, 2019 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 7:25. Duly made by Cari Kearney, seconded by Terri Martorano and carried unanimously.

Presented by:

Approved by:

Cari Kearney, Secretary

Jim Irwin, President