

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

A Board meeting of the ELW Woods Landing Townhomes Unit One Association, Inc. was held on, November 19, 2019 at the home of Board President, Sue Leech, 330 Woods Landing Trail, Oldsmar, Florida.

Sue Leech, Board President, called the meeting to order at 6:00 p.m. Other Directors present were Terri Martorano, Steve Green, Toni Perry and Mark Foster. Beverly Neubecker, Property manager from Ameri-Tech was also present. Toni Perry served as recording secretary. No home owners were present.

**MOTION TO APPROVE** the minutes as written for the Board meeting held on October 15, 2019 duly made by Steve Green and seconded by Sue Leech and carried unanimously.

**Reports of Committees**

1. **President's Report** – Given by Sue Leech. Pool fence is done. Pool repair and pool deck painting scheduled in November. **MOTION** to approve Arrys roofing contract, with additional cost for wood repair made by Steve Green and seconded by Mark Foster and carried unanimously.
2. **Treasurer's Report** – Given by Sue Leech.
3. **Manager's Report** – Given by Beverly Neubecker. Proposal for Arry's Roofing and proposal for sign for front entrance attached. Engineer from Teco, has stated that the lines from the pole number given him will not be able to access for the island electric for the sign. He has recommended using the pole in front of 95 WLT. Another application was submitted and the electrician from Sunshine Electric will be scheduling this. Walk thru violations report was also given. **MOTION** to approve bid from Affordable Work Orders for pressure cleaning of carports, sidewalks and road gutters not to exceed 15% increase from last year contract, duly made by Steve Green and seconded by Sue Leech and carried unanimously.
4. **Grounds Committee Report** – Given by Sue Leech. Discussed increasing lawn cuttings from 2 to 3 times in month of November. **MOTION** to approve quote from TLC to cut down 26 dead pine trees duly made by Steve Green and seconded by Toni Perry and carried unanimously.

**Unfinished Business-** Entry sign  
Teco Electric to island  
Carport roofing  
House numbers on back of homes

The next scheduled monthly meeting will be Tuesday, December 17, 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 at 7:45pm. Duly made by, Toni Perry and seconded by  
Terry Martorano and carried unanimously.

Presented by:

Approved by:

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Toni Perry  
Acting Secretary

Sue Leech, President