

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

A Board meeting of the ELW Woods Landing Townhomes Unit One Association, Inc. was held on, October 15, 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 6:03 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. Jim Yanacheak, homeowner was also present.

**MOTION TO APPROVE** the minutes as written for the Board meeting held on September 17, 2019 duly made by Steve Green and seconded by Mark Foster and carried unanimously.

**Reports of Committees**

1. **President's Report** – Given by Sue Leech. **Motion** by Mark Foster, and seconded by Steve Green, to approve quote from “All About Pools” for \$5,200 for pool repair and deck painting and carried unanimously. Gutters completed. **Motion** by Terry Martorano and seconded by Sue Leech to approve quote from Lowes Painting to paint pool fence, for \$1,500, and carried unanimously. Ayres Roofing quote for \$1,200 per carport. Will be scheduling one carport per month.
2. **Treasurer's Report** – Given by Sue Leech.
3. **Grounds Committee Report** – Given by Sue Leech. Palmettos to be cleaned out end of November. Dead pines to be evaluated. Unit 205 tree removed.
4. **Managers Report** – Given by Beverly Neubecker: In contact with Teco regarding utilizing the existing light pole electric to run wires to a new electrical box for entry island. Teco will work up plan with their engineering department and submit. In contact with Mailbox Creations for bid for new entry signs and street signs. Bids expected in November. Roof diverters for villas, all roofing companies contacted have said they will not agree to install, it would negate the warranty on the roof.

**Unfinished Business-**

Pressure washing scheduled in Fall  
Unit 90 roots under fence obstructing gate closing  
Entry sign  
Teco Electric to island  
Carport roofing  
House numbers on back of homes  
Roof diverter options

The next scheduled monthly meeting will be Tuesday, November 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 at 7:22pm. Duly made by, Steve Green and seconded by  
Terry Martorano and carried unanimously.

Presented by:

Approved by:

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Toni Perry  
Acting Secretary

Sue Leech, President