

ELW WOODS LANDING TOWNHOMES UNIT ONE ASSOC., INC.
Board of Directors Meeting
January 21, 2020

A Board meeting of the ELW Woods Landing Townhomes Unit One Association, Inc. was held on, January 21, 2020 at the home of President, Sue Leech, 330 Woods Landing Trail, Oldsmar, Florida.

Sue Leech, Board President, called the meeting to order at 5:58p.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. Home owners Jerry Barna, and Anthony Granitz were also present. **MOTION TO APPROVE** the minutes as written for the Board meeting held on December 17, 2019 duly made by Steve Green and seconded by Mark Foster and carried unanimously.

Discussion from homeowners:

Jerry Barna, unit 85 - Two bushes encroaching on courtyard gate, Beverly Neubecker, manager will handle.

Reports of Committees

1. **President's Report** – Given by Sue Leech: Hardy board and fence repairs, update given. Carport roofs # 380 and # 310 replaced and underside of carport to be painted, Pressure washing to begin end of the month.
2. **Treasurer's Report** – Given by Sue Leech: A homeowner lien assessed on property for nonpayment per attorney. Final notice sent to homeowners for nonpayment of utility doors.
3. **Manager's Report** – Given by Beverly Neubecker. Maintenance requests are still minimal. Email received from owner of 85 WLT about the removal of bushes affecting his access to placing his trash receptacles for pick up. Carport roof requests by homeowners: 450 WLT, 10WLT, 425 WLT, and 50 WLT. Homeowners requesting extra pressure washing so far: 95 WLT 505 WLT, 320 WLT, 10 WLT, 425 WLT, 165 WLTs, and 355 WLT. Trying to obtain exact date to start.
4. **Grounds Committee Report** – Given by Sue Leech. Steve Green met with TLC to decide on location of 6 replacement trees per Pinellas county directive.

Unfinished Business- Unit 450 carport roof to be schedule next. Signage for front and streets. Pressure Washing. Numbers on back of homes. Electric to front island.

New Business- **MOTION** to approve architectural design for Unit 410 made by Steve Green and seconded by Sue Leech and carried unanimously. **MOTION** to approve architectural design for unit 195 made by Steve Green and seconded by Mark Foster and carried unanimously.

The next scheduled monthly meeting will be Tuesday, February 18, 2020 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 7:36. Duly made by, Sue Leech and seconded by
Terry Martorano and carried unanimously.

Presented by:

Approved by:

Toni Perry
Acting Secretary

Sue Leech, President