

ELW WOODS LANDING TOWNHOMES UNIT ONE ASSOC., INC.
Board of Directors Meeting
MAY 4, 2021

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

President Sue Leech called the meeting to order at 4:00pm. Other Directors present were **Terri Martorano, Steve Green, Toni Perry, Rochelle McNally, and Joe McFarland**. Beverly Neubecker, property manager from Ameritech was also present. Toni Perry served as recording secretary.

MOTION to approve minutes from March 16, 2021 Organizational and Annual Meetings by Steve Green and 2nd by Sue Leech and carried unanimously.

Home Owner Ann Bonvicino was present

1. Presidents report: Given by Sue Leech

MOTION to deny payment by HOA for repairs on unit 120 lanai roof made by Joe McFarland 2nd by Terri Martorano and carried unanimously.

2. Treasurer's Report – Given by Rochelle McNally

3. Manager's Report – Given by Beverly Neubecker.

4. Grounds Committee Report – Given by Steve Green

5. New Business: Given by Sue Leech

MOTION made by Rochelle McNally that all renter applicants pay \$100.00 application fee and that application be filled out with e-mail address and that they are given a copy of rules and regulations, 2nd by Joe McFarland and carried unanimously.

MOTION made by Steve Green to amend the documents to limit renters to 10% or nine units and to require that owners and tenants sign a lease addendum to better enable the Association to enforce violations by tenants, 2nd by Rochelle McNally and carried unanimously.

6. Unfinished Business: Given by Sue Leech

Collections legal update

MOTION to deny payment for leak repairs for Unit #400 made by Steve Green and 2nd by Rochelle McNally and carried unanimously.

MOTION to approve proposal for Insurance Package for 2021-2022 made by Toni Perry and 2nd by Terri Martorano and carried unanimously.

There being no more business to come before the board **MOTION** to adjourn at 6:50pm made by Terry Martorano and 2nd by Toni Perry and carried unanimously. Next scheduled meeting will be June 15th at 6:00pm at 330 Woods Landing Trail.

The next scheduled meeting will be held directly after the annual meeting March 16, 2021 at 6:00pm at East Lake Woodlands Club House.

There being no further business to come before the Board it was,
MOTION TO ADJOURN the meeting at 6:55 duly made by, Rochelle McNally and seconded by Joe McFarland and carried unanimously.

Presented by:

Approved by:

Toni Perry
Secretary

Sue Leech, President