

**ELW Cluster Homes Unit Four
Manager's Report – April 12, 2021**

Administrative

New Ownership Report – attached.

Unit 160 Tads Trail has a contract and is scheduled for closing on May 19th.

Lien Foreclosure Status – The owner answer is due on April 23rd. Should there be no response, the Motion for Summary Judgment will be filed.

Repair and Maintenance

Competitive quote is being sought by Mark DeLaquil Eon Roofing & Window Inc. to install the additional nail to upgrade the roof wind mitigation from a nail to a “clip”. The current quote provided by LGT Restoration Services, Inc. is \$17,950.00.

RedTree Landscape has quoted the following, per attached:

20 Poole Place Landscape around Fence - \$280.00.

45 Tads Trail rip out of old hedges and install of Arboricola - \$1,120.00.

190 Tads Trail – remove large branch over lanai - \$650.00.

John Duro proposed repair at 20 Poole Place, attached - \$780.00.

Superior Fence - expected install date will be early to mid May.

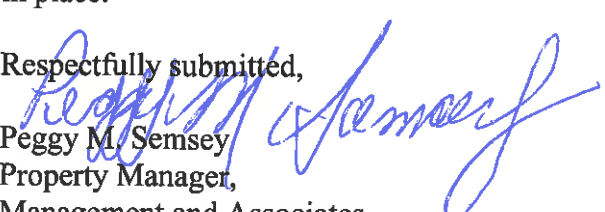
Suncoast Rust Control – the tank has been installed and service has commenced. I requested that Matthew the service Rep provide a recap as he indicated that an excessive amount of treatment was needed to get rust out of the sidewalk in certain areas.

ELW CA has sent out an RFP for sidewalk replacement and repairs. An assessment will be made in the community so that we can take advantage of the discounts being offered.

Florida Paving - 140 Poole Place repair – completed.

Affordable Work Orders has quoted \$325.00 to remove the carport numbers and install new numbers provided by Association. I am working on the best way to order the required 257 numbers. When I looked at Home Depot on line they were \$5.63 each which would be over \$1,500.00 with tax. Upon Board confirmation of project, the most cost effective way will be put in place.

Respectfully submitted,


Peggy M. Semsey
Property Manager,
Management and Associates

**East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.
Homeowner Resale Report
Escrow Date: 3/1/2021-4/12/2021**

4/12/2021

New Owner	Unit Address 1	Lot #	Previous Owner	Process Date	Escrow Date
BRENDA M. DAHMAN	90 Colette Ct	93	Joanne L Valentin	4/6/2021	3/30/2021
KRISTIN A. and JAMES S. PFEIFER	60 Poole Pl	59	LORI A. EVANS	4/6/2021	3/29/2021
THOMAS A. and ROANNE BARRON	285 Tads Trl	37	Jose D Smith & Ana Pieronowski	3/22/2021	3/12/2021



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

Landscape Enhancement Proposal
FOR
EAST LAKE WOODLANDS CLUSTER 4
20 Poole Place

Attention: Ms. Peggy Semsey

March 25, 2021

Scope of Work

Table with 2 columns: Item, Cost. Row 1: Remove dead plant material & debris removal, \$100.00. Row 2: Install (6) 3-gal Arboricola with red mulch, \$180.00.



TOTAL COST: \$280.00

Authorized Signature to Proceed

Date of Authorization

Proposal submitted by Peter Lucadano - CEO / Owner & ISA Certified Arborist



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5532 Auld Lane, Holiday FL 34690

Landscape Enhancement Proposal
FOR
EAST LAKE WOODLANDS CLUSTER 4
45 Tads Trail

Attention: Ms. Peggy Semsey

March 25, 2021

Scope of Work

Item	Cost
Rip out & debris removal	\$700.00
Install (15) 3-gal Arboricola with red mulch	\$420.00



TOTAL COST: \$1,120.00

Authorized Signature to Proceed

Date of Authorization

Proposal submitted by Peter Lucadano – CEO / Owner & ISA Certified Arborist



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5532 Auld Lane, Holiday FL 34690

Branch Removal Proposal

FOR

EAST LAKE WOODLANDS CLUSTER 4
190 Tads Trail

Attention: Ms. Peggy Semsey

March 25, 2021

Scope of Work

- **Remove branch over back lanai**
- **Includes debris disposal**



TOTAL COST: \$650.00

Authorized Signature to Proceed

Date of Authorization

J Duro Co.

2667 SABAL SPRINGS CIRCLE, UNIT 205
CLEARWATER, FL 33761
727-503-2902
jduro.co@yahoo.com

Estimate

ADDRESS

EAST LAKE WOODLANDS
CLUSTER HOMES UNIT
FOUR IMPROVEMENT
ASSOCIATION, INC C/O
MANAGEMENT &
ASSOCIATES
720 BROOKER CREEK BLVD
206
OLDSMAR, FL 34677

ESTIMATE # 1207

DATE 04/02/2021

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	REMOVE	REMOVE CEDAR WOOD FASCIA, REMOVE 4 SHEETS HARDI BOARDS	1	0.00	0.00
	INSTALL	INSTALL NEW 4 SHEETS HARDI BOARD	1	0.00	0.00
	INSTALL	RE INSTALL CEDAR WOOD FASCIA	1	0.00	0.00
	PAINT	PRIME & PAINT	1	0.00	0.00
	Labor & Materials		1	780.00	780.00

WO# 2021-C18-00033
20 POOLE PL
OLDSMAR, FL 34677

TOTAL

\$780.00

Accepted By

Accepted Date

