

ELW Cluster Homes Unit Four – Manager’s Report – November 8, 2021

Administrative

There are no Liens in place at this time.

New Ownership Report – 610 S. Woodlands – Executed Contract - \$279,000.00 – Michael Facciponte – closing pending. There are no ownerships.

The Lutheran Church does have availability on Saturday, January 15, 2021, in the Lobby at 10:30 a.m. that can accommodate up to 40 people with round tables at \$135.00 or the Fellowship Hall at 1:00 p.m. set classroom style for \$250.00.

Jacovides Update – Per Attorney

“We have the hearing set for the summary judgment on Tuesday, November 30 at 9:30 AM. I don’t think we’ve prepared a notice of hearing yet, but can send it to you when we do.

We emailed opposing counsel to coordinate the hearing, and true to prior instances, she never responded. I don’t know what that means – it could be that she no longer represents the Jacovides, but we don’t know. She has not filed anything in the case. We won’t know if she will show up to object to the motion or not until the day of the hearing.”

Accounting Practices – please note that per the Management Contract page 3 (e) Manager shall prepare a monthly financial statement prepared on a modified cash basis; all receipts are reported on an accrual basis and disbursements are reported on a modified cash basis. Please note that under Florida Statutes 718 (Cluster 4 is governed under HOA 720) The financial statement required by Florida Statute shall be prepared on the accrual basis using fund accounting in accordance with generally accepted accounting principles. We process on a modified accrual.

Repair and Maintenance

RedTree Proposals –Approved tree removals are pending scheduling, and I am awaiting the quote to remove the palm at 20 Poole Place, both flush cut and grind. RedTree has quoted \$8,000.00 to re-sod areas.

Superior Fence has quoted \$24,000.00 to remove and replace the remaining 21 fences.

John Duro removed and replaced half of the fascia and T-111 that was rotted at 45 Tads Trail included waterproof underlayment in the amount \$1,600.00.

Storage Door Number install – project pending.

Dechelbor Entrprises quotes \$1,900.00 to replace steps at 10 & 20 Colette, and 120 Tads Trail.

Advanced Drainage & Hydro is scheduled to assess the issue at the end of Tads Trail, before the end of this week.

Respectfully submitted,  Peggy M. Semsey, Property Manager, Management and Associates



11/1
to RedTree

The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

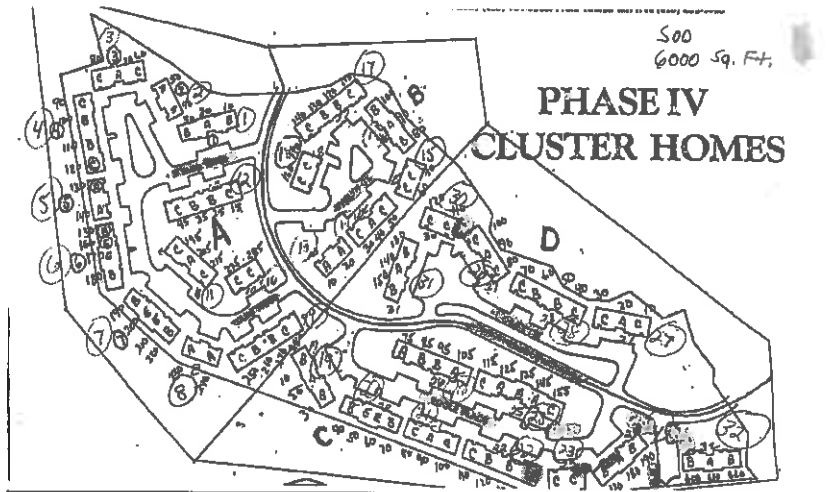
5532 Auld Lane, Holiday FL 34690

REVISED SOD REPLACEMENT PROPOSAL
FOR
EAST LAKE WOODLANDS CLUSTER 4

Attention: Ms. Peggy Semsey

October 12, 2021

Target Areas



Scope of Work

- Killing of target area with herbicide.
- Cutting out of old sod and removal of debris.
- Grading area for new turf.
- Installation of grade "A" floritam sod in target locations (as per provided map).
- CREDIT NOTE: A \$1,000.00 credit is being offered for sod damage due to irrigation system failures. While RedTree cannot be held responsible for failures to an old and declining irrigation system, it is our desire to partner with you in difficult times to assist in efforts to improve the landscape condition of your property.

\$1.50 per square foot X (6,000) square feet = \$9,000.00

Total Revised After Credit = **\$8,000.00**

[Handwritten Signature]
Authorized Signature to Proceed
President East Lake Cluster IV

10 129 21
Date of Authorization

Proposal submitted by Peter Lucadano – CEO / Owner
peteluke@redtreelandscape.com / Cell phone: (727) 919-3915

10/19 to
BoD
CM yes
SR yes



Attn concerning: HOA. Stair remove and repair East Lake Woodlands

Following Cluster (4)

10 Collette Stair remove and replace.

20 Colette

120 Tads Trail Stair remove and replace.

\$ 950⁰⁰

Must be done in conjunction with Cluster 2 and 3

Total including optional:

\$950.00

Thank You,

Nathan DeChelbor

CGC 060867

DECHELBOR ENTERPRISES

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

10/18
to 000
cm-y
Stool

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 # 1276

DATE 10/17/2021

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	REMOVE	REMOVE HALF OF FASCIA & HALF OF T-111 (ROTTED)	1	0.00	0.00
	INSTALL	INSTALL WATERPROOF UNDERLAYMENT	1	0.00	0.00
	INSTALL	INSTALL NEW T-111, TO MATCH	1	0.00	0.00
	INSTALL	INSTALL NEW FASCIA	1	0.00	0.00
	PAINT	PRIME & PAINT	1	0.00	0.00
	Labor & Materials		1	1,600.00	1,600.00

WO# 2021-C18-00091
45 TADS TRAIL
OLDSMAR, FL 34677

TOTAL

\$1,600.00

Accepted By

Accepted Date



Fence Proposal

October 14, 2021

Management and Associates
Attn: Peggy Semsey
Ph: 813-433-2008
Email: psemsey@mgmt-assoc.com
Re: Cluster 4 Final Phase
From Darren Pryor Ph: 727-536-1905 Fax: 727-585-8500

We propose to furnish and install the following: \$ 24,000.00

Remove 464LF of 4' high fence enclosures. Install 380Lf of 4' high tan Tupelo PVC fence, with 21 each 4x4 gates.

Site Addresses:

Colette Ct. (5) – 10, 50, 100, 130, 150
Tads Trail (7) – 20, 25, 35, 100, 250, 260, 270
S. Woodlands (1) – 620
Evelyn Ct. (3) – 10, 80, 100
Poole Place. (5) – 10, 30, 120, 140, 150

Materials:

TAN
5x5 posts
2 x 3 112" rails
718" x 6" Pickets
Concrete
Stainless steel Hinges
Stainless Steel Latches

Exclusions: Installation of power to operators by others. Conduit with pull string by others and any long run low voltage wiring. Staking, grading, grounding, clearing, tax, liquidated damages, padlocks and signs. Add for P and P bond 2 ½%

Note: Fence Proposal is to be made part of contract and is good for 30 days. Fence installation to be done with one mobilization, each additional mobilization will be charged at an additional lump sum of \$250.00 each. Spoils to be spread on site.

Thank You

Approved by: _____

Date:

Darren Pryor