

**ELW Cluster Homes Unit Four
Manager's Report
September 12, 2022**

Administrative

There are no Liens in place at this time.

New Ownership Report – There are no new unit owners.

The Lutheran Church of the Resurrection was called for availability for the annual meeting for Saturday, January 14, 2023. The fees are as follows:

Lobby – 35 people – 6 rounds with 5 chairs, and head table with 5 - \$150.00

Sanctuary – 50 people in rows - \$200.00

Fellowship Hall – 80 people in rows - \$350.00

Budget Meeting is scheduled for November 14, 2022, with notice to be sent out 30 days prior.

Maintenance Report – Attached

ARC Application has been received by 40 Colette Court to replace 4 windows, bronze, single hung.

Repair and Maintenance

Storage Door Number install – project pending.

Fire Investigation / Claim – Update – The Association has received total reimbursement in the amount of \$33,020.42 for estimates submitted to Heritage as follows: Clean-up \$2,250.00, 150 Evelyn Exterior J. Duro, \$3,700.00, 160 Evelyn Exterior J. Duro \$3,400.00, Landscape \$2,750.00, Carport Replacement \$25,000.00 for a total of \$37,100.00, which was deemed fair based on appraisal and rebuild costs. There is a \$2,500.00 deductible.

A conference call took place on Thursday, September 8th, regarding the amount of disbursement, expenditures, and the fact that an electric replacement estimate, which just came to light, is pending. Heritage is open to reviewing this forthcoming quote as the adjuster confirmed that it would be covered. Resident at 160 Evelyn Court submitted window replacements in the amount of \$4,900.00 plus permit in the amount of \$350.00. Another inspection with the contractor and insurance adjuster is scheduled on Thursday, September 22nd at 10:00 a.m. as this expenditure needs to be reviewed, again, and access to the unit.

Due to the exorbitant fee to hire specialists it appears that the cause is “inconclusive”. The fee for a fire specialist is \$2,500.00, electric review \$5,000.00, Lab work \$7,500.00.

Mulch project has not been scheduled due to the extensive amount of rain.

Respectfully submitted,


Peggy M. Semsey

Community Association Manager

Maintenance Log - East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc.
All
Cluster Group 4

Unit Maintenance Problems

Lot	Address	Unit	Owner	Group			
45	80 Evelyn Ct		Leslie L Grant & Bobbianne Storrer	Cluster Group 4			
St	WO #	Prob Date	Category	Problem	Vendor	Action	Sent
O	2022-C18-00067	9/1/22	Irrigation	Leaks	RED TREE LANDSCAPE SYSTEMS, LLC	Created open maintenance issue.	9/1/22
Notes: (9/1/22) There appears to be a leaky sprinkler head or pipe in the middle of the front yard.							

Lot	Address	Unit	Owner	Group			
10	100 Tads Trl		Jill Ames Bartholmey	Cluster Group 4			
St	WO #	Prob Date	Category	Problem	Vendor	Action	Sent
O	2022-C18-00066	9/1/22	Pest/Animal Control	Rodents	J DURO CO	Created service request by homeowner via web Status was changed from 'ServiceRequest' to 'Open'.	9/1/22 9/1/22
Notes: (9/1/22) Spoke with John Duro this morning...my neighbor at 110 Tads has a couple holes near his gutter that critters can get into...My boyfriend observed a rat crawling up the gutter at 110 and disappeared into a hole near the far left downspout...please set up a maintenance ticket for 110 Tads John Segovnie...he has no computer to report the maintenance issue on his own but we informed him this morning JOHN Duro suggested he look at all the units for rodent intrusions.							

Lot	Address	Unit	Owner	Group			
44	70 Evelyn Ct		Thomas F. Smith	Cluster Group 4			
St	WO #	Prob Date	Category	Problem	Vendor	Action	Sent
O	2022-C18-00065	8/30/22	Irrigation	Sprinkler Head Broken	RED TREE LANDSCAPE SYSTEMS, LLC	Created open maintenance issue.	8/30/22
Notes: (8/30/22) Tom Smith is reporting an irrigation issue at 70 Evelyn, a head popped out.							

Lot	Address	Unit	Owner	Group			
10	100 Tads Trl		Jill Ames Bartholmey	Cluster Group 4			
St	WO #	Prob Date	Category	Problem	Vendor	Action	Sent
O	2022-C18-00064	8/30/22	General Repair	Pavers	J DURO CO	Created service request by homeowner via web Status was changed from 'ServiceRequest' to 'Open'. Sent 'Work Order' letter.	8/30/22 8/30/22 8/30/22
Notes: (8/30/22) to the right of the front door... near the soffit...there is a hole there that needs caulking possibly? wood looks to be coming apart ... please review...we have had rats before..							

Lot	Address	Unit	Owner	Group			
53	160 Evelyn Ct		Vincent K Becklund	Cluster Group 4			
St	WO #	Prob Date	Category	Problem	Vendor	Action	Sent
O	2022-C18-00063	8/23/22	Repairs	Exterior Repairs	J DURO CO	Created open maintenance issue. Sent 'Work Order' letter.	8/23/22 8/23/22
Notes: (8/23/22) install the house number when you do the siding at 160 and have please check out the door.							

Lot	Address	Unit	Owner	Group			
61	80 Poole Pl		DONNA M. FREEMAN and PHILLIP L. KAPTUR	Cluster Group 4			
St	WO #	Prob Date	Category	Problem	Vendor	Action	Sent
O	2022-C18-00062	8/18/22	Repairs	Exterior Repairs	J DURO CO	Created open maintenance issue. Sent 'Work Order' letter.	8/18/22 8/18/22
Notes: (8/18/22) Please see if there is any potential rodent entry points, and address this. call Donna Freeman at 201-978-8820, as she can show you some areas .							

Lot	Address	Unit	Owner	Group			
25	250 Tads Trl		Ruth Kepler	Cluster Group 4			
St	WO #	Prob Date	Category	Problem	Vendor	Action	Sent
O	2022-C18-00061	8/12/22	Repairs	Wood Repairs	J DURO CO	Created open maintenance issue. Sent 'Work Order' letter.	8/12/22 8/12/22
Notes: (8/12/22) PER HOME OWNER Molding around wood trim is cracked. Please assess the unit and advise. .							

Lot	Address	Unit	Owner	Group			
57	40 Poole Pl		Patrick and Karen Bullister	Cluster Group 4			
St	WO #	Prob Date	Category	Problem	Vendor	Action	Sent
S	2022-C18-00056	7/31/22	Signs	Install Signs		Created service request by homeowner via web	7/31/22
Notes: (7/31/22) missing house number.							

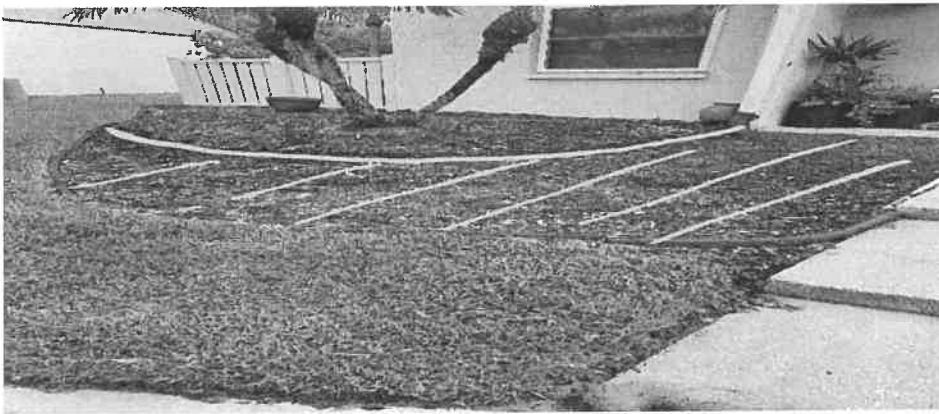
Ad-hoc Maintenance Problems

Location	Group						
Ad-Hoc	Cluster Group 4						
St	WO #	Prob Date	Category	Problem	Vendor	Action	Sent
M	2021-C18-00103	11/30/21	Repairs	Carpports	NO VENDOR ASSIGNED	Created monitored maintenance issue. Status was changed from 'Open' to 'Monitored'.	11/30/21 11/30/21
Notes: (11/30/21) quote to repair the posts at the carport at 150-160 Tads Trail. .							

LANDSCAPE CONSTRUCTION AGREEMENT

This service agreement, by and between East Lake Woodlands Cluster IV hereinafter referred to as the Association/Owner") which is responsible for the facilities located at 70 Evelyn Court Oldsmar, FL 34677 and Westcoast Landscape and Lawns, Inc., who will perform the landscape construction (hereinafter referred to as ("Contractor")) In consideration of the mutual covenants, conditions and agreements attached hereto and incorporated herein, and other good and valuable consideration, it is agreed that the landscape construction consists of the following service:

Scope: Sod Installation at 70 Evelyn Court.



1. Left side: Remove and reinstall edging, add soil, grade and install sod.
\$345.00



2. Right side: Remove and reinstall edging, grade and install sod.
\$365.00