

**ELW Cluster Homes Unit Four
Manager's Report
February 13, 2023**

Administrative

There are no Liens in place at this time.

New Ownership Report – 10 Tads Trail – Richard Giachino was sold to CR Property Acquisitions processed on 2/9/23.

The Suntrust/Truist CD in the amount of \$240,000.00 will be maturing on March 1, 2023. I am recommending that either Cathy or Jill go to Truist and renew the CD in the amount of \$250,000.00 for 12 months yielding 4.25%. First Citizens CD matured at \$225,083.22, on a low yielding interest rate of .70% and matures 12/2024. I am recommending that the penalty of \$25.00 be paid to close the CD and reopen a 13 month CD in the amount of \$250,000.00 yielding 4%. The monies will be taken from the current Servis1st MMA which currently has \$238,217.71 and is funded monthly at \$19,050.50 per month, per reserves being funded in the 2023 budget. We will need approximately \$10,000.00 to fund the Truist CD and \$24,916.78 to fund the First Citizens CD.

It is recommended that we invest in a 3rd financial institution for an amount to be determined by the Board of Directors to take advantage of the high yielding interest rates.

Repair and Maintenance

Florida Paving is scheduled to do the asphalt repair on Friday, February 17, 2023. Unit owners at 150 and 160 have been contacted as well as the occupant at 160, and Evelyn Court will have an email blast notification of the said work.

AAA Diversified is working on all loose ends with unit owners to complete the project, including painting of carport doors, locks, electric and divider wall in the carport and is expected to have the project completed this week.

John Duro has proposed the following estimates:

#1410 – 140 Colette Ct. - \$3,400.00 – remove rotted plywood/install Hardi Board / Cedar around sliders

#1418 – 135 Poole Pl. - \$750.00 – install metal soffit replace vinyl

#1402 – 145 Poole Pl. - \$1,560.00 – remove vinyl sidings install Hardi Board and paint

RedTree Irrigation - #1424 – Irrigation Repairs on West Side Pump – 75 Poole Place - \$2,515.00.

RedTree Irrigation #1428 – Remove old Rain Bird Controllers – Not to exceed \$2,000.00.

Respectfully submitted,

Peggy M. Semsey
Community Association Manager