

**ELW Cluster Homes Unit Four
Manager's Report
May 8, 2023**

Administrative

There are no Liens in place at this time.

New Ownership Report – There are none.

Modification Application was received from 620 S. Woodlands to install a rear deck.

Repair and Maintenance

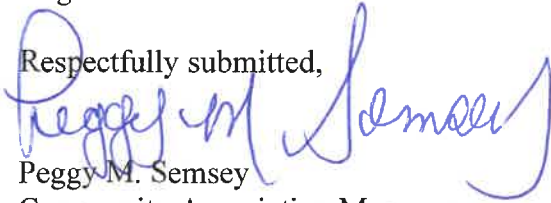
Driveway Maintenance quoted \$8,508.00 to repair the asphalt at 80 Poole Place in the parking area, remove, regrade, and replace 900 s.f. 1.5" asphalt. Competitive quotes were received as follows for repairs: Parking Lot Services - \$2,232.00 and Florida Pavement - \$3,544.00.

O'Neil's removed the tree at 75 Poole Place.

The final invoice from AAA Diversified has been received in the amount of \$2,950.00 and \$2,649.02 for completion of carport and restoration at 150 and 160 Evelyn. These invoices are being held until residents are completely satisfied with the work. Unit 150 is still having issues with the front door, window locking, and materials in the carport.

Irrigation Schedule has been received from Redtree.

Respectfully submitted,



Peggy M. Semsey
Community Association Manager



Proposal PARKING LOT SERVICES GO GREEN WITH PLS!

P.O. Box 23125
Tampa, Florida 33623
Phone: 813.864.6800
Fax: 813.868.8868
www.plsflorida.com

Proposal Submitted To
#407625
Ms. Peggy Semsey
Management & Associates
720 Brooker Creek Blvd, Unit 206
Oldsmar, FL 34677

May 4, 2023
(813) 433-2008
Eastlake Woodlands Cluster 4
80 Poole Place
Oldsmar, FL 34677

NO WARRANTIES ARE HONORED UNLESS PAYMENT IS MADE IN FULL

We are pleased to submit this proposal for the following work at the above location.

ASPHALT REPAIR

(70 SQUARE FEET / 8 SQUARE YARDS)

- 1) Saw cut and/or mill 3 areas approximately 70 square feet.
- 2) Remove existing asphalt and haul from site.
- 3) Check and compact existing base materials.
- 4) Clean and apply tack coat to areas for proper bonding.
- 5) Furnish and install approximately 1.5" Type S3 asphalt to areas approximately 70 square feet.
- 6) Compact with vibratory roller.

ASPHALT REPAIR.....\$2,232.00()

CONTRACT INVALID UNLESS EVERY PAGE IS SIGNED AND RETURNED

Page 1 of 5

All material is guaranteed to be as described above. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature Jason Lambert / cell (813) 344-6431

Note: This proposal may be withdrawn by us if not accepted within _____ days

Acceptance of Proposal – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. **Payment will be made as outlined above. All payments later than 10 days after the due date shall bear interest at 18% per annum.**

Date of Acceptance: _____

Signature: _____

Signature: _____

SERVICE ESTIMATE

DATE ISSUED: 05/01/2023



SUBMITTED TO:

Management & Associates
720 Brooker Creek Blvd., #206
Oldsmar, Florida 34677

JOBSITE:

Cluster 4
80 Poole Place
Oldsmar, Florida

ATTENTION: Peggy Semsey

As per directions from Peggy Semsey and site visit to perform the following scope of work:

PAVEMENT REPAIRS: One Location (4 repairs) Totaling 90 Square Feet

1. Provide safety cones and work ahead signage for traffic control.
2. Sawcut and remove the damaged asphalt and related debris from areas of repair.
3. Re-grade and compact the exposed base material as needed.
4. Apply liquid asphalt primer tack to the finished base material.
5. Install a full depth layer of hot plant mixed Type SP 9.5 hot mixed asphalt.
6. Roll and compact with a self-propelled steel drum roller and a vibratory plate compactor.
7. Broom clean the areas and haul away the related debris.

Project Notes:

*THIS CONTRACTOR IS NOT RESPONSIBLE FOR ANY DAMAGES TO IMPROPERLY BURIED UTILITY LINES AND IRRIGATION PIPES.

*THIS CONTRACTOR CANNOT BE RESPONSIBLE FOR STANDING WATER OR REFLECTIVE CRACKING.

We propose to furnish labor and material to complete in accordance with the above specifications, and subject to conditions stated herein, for the sum of.....\$3,544.00

(Three Thousand Five Hundred Forty-Four Dollars and zero cents)

Terms: In Full at Completion

Acceptance of Proposal: The above prices, specifications and conditions are satisfactory and are hereby accepted. I authorize you to perform the work specified. Payment will be made as outlined above.

Date of Acceptance _____

Signature _____

Submitted by: Chuck Fairman
Florida Pavement Services, Inc.
P.O. Box 565007 Pinecrest, FL 33256
(727) 294-1378 / Fax 888-444-7244

Peggy Semsey

From: Robinson, Eva M <Eva.Robinson@charter.com>
Sent: Wednesday, April 12, 2023 4:29 PM
To: Peggy Semsey
Subject: ELW-CLUSTER HOMES 4 Bulk Cable Renewal Offer
Attachments: ELW- CLUSTER HOMES-FOUR BULK Presentation Deck 9.29.22.pdf

Importance: High

Hello Peggy, please find attached the Bulk Upgrade Renewal offer for ELW-Woodridge Green. 94% of ELW CLUSTER HOMES 4 Individually subscribed to Spectrum's RETAIL Internet paying upwards of \$79.99 for Standard Speed Internet! This offer provides great savings because the offer is for both, cable, and internet.

- a. We're adding Internet of Ultra 500Mb X 20Mbps...
- b. The DVR box is inclusive as is the DVR service functionality and anyone currently paying for a DVR Service will see a \$12.99 monthly savings.
- c. Cable channels increase to include Entertainment & Sports view, so if anyone paying for these channels, will see added \$12.00 monthly savings.
- d. The \$19,800.00 door fee incentive is payable to HOA within 90 days of fully executed agreement, but we've been seeing the door fee payment paid as early as 6 weeks.
- e. I've also attached the W9 form.

Here are the Deal Points

Bulk TV Select, Entertainment View and sports View.

Ultra-High Speed 500Mbps X 20Mbps Internet

1 Modem

1 Router

1 HD Box

1 DVR Box (DVR Service Enabled)

5 yrs.

5% Rate Cap

\$200 Onetime per unit door fee (\$200 X 99 = \$19,800.00) Payable to ELW Woodridge Green Association within 90 days of fully execution of their Bulk renewal agreement

Regards



Eva M. Robinson | Sr. Account Executive, SCS | 863-288-2245 O | 863-581-3298 M
3611 Queen Palm Drive, 2ND Floor | Tampa, FL 33619

Eva.robinson@Charter.com

Bulk Owner Customer Support: 877.647.7732

Bulk Tenant Customer Support: 833.697.7328

Bulk WIFI Customer Support: 855.895.5302



EAST LAKE WOODLANDS CLUSTER 4 PROGRAM "A" - EAST TIMER

ZONE	MINUTES	START	STOP	UNIT	LOCATION	DAYS	AREAS
1	20	11:00 PM	11:20 PM	10-30	Collette	Tues & Sat	Sprays & Rotors - South Sidewalk
2	20	11:20 PM	11:40 PM	10-30	Collette	Tues & Sat	Rotors - Rear
3	20	11:40 PM	12:00 AM	Collette / S. Woodlands	Collette	TUES & SAT	Sprays & Small Island
4	20	12:00 AM	12:20 AM	40-70	Collette	Tues & Sat	Sprays
5	20	12:20 AM	1:00 AM	40-70	Collette	Tues & Sat	Sprays
7	20	1:00 AM	1:20 AM	80-100	Collette	Tues & Sat	Sprays
8	20	1:20 AM	1:40 AM	110-120	Collette	Tues & Sat	Sprays
9	20	1:40 AM	2:00 AM	110-120	Collette	Tues & Sat	Rotors
10	20	2:00 AM	2:20 AM	130-150	Collette	Tues & Sat	Rotors
11	20	11:00 PM	11:20 PM	130-150	Collette	Mon & Fri	Sprays
12	20	11:20 PM	11:40 PM	Evelyn / S. Woodlands	Evelyn	Mon & Fri	Rotors
13	20	11:40 PM	12:00 AM	10-20	Evelyn	Mon & Fri	Sprays
14	20	12:00 AM	12:20 AM	30-50	Evelyn	Mon & Fri	Sprays
15	20	12:20 AM	12:40 AM	30-50	Evelyn	Mon & Fri	Rear Sprays
16	20	12:40 AM	1:00 AM	60-70	Evelyn	Mon & Fri	Front Sprays
17	20	1:00 AM	1:20 AM	70-80	Evelyn	Mon & Fri	Rear Sprays
18	20	1:20 AM	1:40 AM	80-100	Evelyn	Mon & Fri	Front Sprays
19	20	1:40 AM	2:00 AM	100-110	Evelyn	Mon & Fri	Sprays
20	20	2:00 AM	2:20 AM	100-140	Evelyn	Mon & Fri	Sprays
21	20	2:20 AM	2:40 AM	140-150	Evelyn & Along S. Woodlands	Mon & Fri	Rotors
22	20	2:40 AM	3:00 AM	150-160	Evelyn	Mon & Fri	Sprays
23	20	3:00 AM	3:20 AM	EVELYN	Along Evelyn	Mon & Fri	Rotors



EAST LAKE WOODLANDS CLUSTER 4 PROGRAM "A" - WEST TIMER							
ZONE	MINUTES	START	STOP	UNIT	LOCATION	DAYS	AREA
1	20	11:00 PM	11:20 PM	285-275	Tads Trail	Tues & Sat	Sprays
2	20	11:20 PM	11:40 PM	285-275	Tads Trail	Tues & Sat	Rotors
3	20	11:40 PM	12:00 AM	215-195	Tads Trail	Tues & Sat	Sprays
4	20	12:00 AM	12:20 AM	215-195	Tads Trail	Wed & Sun	Rotors
5	20	12:20 AM	12:40 AM	15-45	Tads Trail	Wed & Sun	Sprays
7	20	1:00 AM	1:20 AM	30-10	Tads Trail	Wed & Sun	Rotors
8	20	1:20 AM	1:40 AM	30-10	Tads Trail	Wed & Sun	Sprays
9	20	1:40 AM	2:00 AM	40-50	Tads Trail	Wed & Sun	Rotors
10	20	2:00 AM	2:20 AM	40-50	Tads Trail	Wed & Sun	Sprays
11	20	2:20 AM	2:40 AM	60-80	Tads Trail	Wed & Sun	Rotors
12	20	2:40 AM	3:00 AM	60-80	Tads Trail	Wed & Sun	Sprays
13	20	3:00 AM	3:20 AM	90-120	Tads Trail	Wed & Sun	Rotors
14	20	3:20 AM	3:40 AM	90-120	Tads Trail	Wed & Sun	Sprays
15	20	3:40 AM	4:00 AM	130-140	Tads Trail	Wed & Sun	Rotors
16	20	4:00 AM	4:20 AM	130-140	Tads Trail	Wed & Sun	Sprays
17	20	4:20 AM	4:40 AM	150-180	Tads Trail	Wed & Sun	Rotors
18	20	4:40 AM	5:00 AM	150-180	Tads Trail	Wed & Sun	Sprays
19	20	5:00 AM	5:20 AM	190-220	Tads Trail	Wed & Sun	Rotors
20	20	5:20 AM	5:40 AM	190-220	Tads Trail	Wed & Sun	Sprays
21	20	5:40 AM	6:00 AM	230-290	Tads Trail	Wed & Sun	Rotors
22	20	6:00 AM	6:20 AM	230-290	Tads Trail	Wed & Sun	Sprays



EAST LAKE WOODLANDS CLUSTER 4 PROGRAM "B" - WEST TIMER							
ZONE	MINUTES	START	STOP	UNIT	LOCATION	DAYS	AREA
23	20	11:00 PM	11:20 PM	250-280	Tads Trail	Mon & Fri	Rotors
24	20	11:20 PM	11:40 PM	250-280	Tads Trail	Mon & Fri	Sprays
25	20	11:40 PM	12:00 AM	10-30	Pool	Tues & Sat	Rotors
26	20	12:00 AM	12:20 AM	10-30	Pool	Tues & Sat	Sprays
27	20	12:20 AM	12:40 AM	40-70	Pool	Tues & Sat	Rotors
29	20	1:00 AM	1:20 AM	80-100	Pool	Tues & Sat	Sprays
30	20	1:20 AM	1:40 AM	80-100	Pool	Tues & Sat	Rotors
31	20	1:40 AM	2:00 AM	110-140	Pool	Tues & Sat	Sprays
32	20	2:00 AM	2:20 AM	110-140	Pool	Tues & Sat	Rotors
33	20	2:20 AM	2:40 AM	150-160	Pool	Tues & Sat	Sprays
34	20	2:40 AM	3:00 AM	150-160	Pool	Tues & Sat	Rotors
35	20	3:00 AM	3:20 AM	170-190	Pool	Tues & Sat	Sprays
36	20	3:20 AM	3:40 AM	170-190	Pool	Tues & Sat	Rotors
37	20	3:40 AM	4:00 AM	600-620	Pool	Tues & Sat	Sprays
38	20	4:00 AM	4:20 AM	600-620	Pool	Tues & Sat	Rotors
39	20	4:20 AM	4:40 AM	135-155	Pool	Tues & Sat	Sprays
40	20	4:40 AM	5:00 AM	135-155	Pool	Tues & Sat	Rotors
41	20	5:00 AM	5:20 AM	115-125	Pool	Tues & Sat	Sprays
42	20	5:20 AM	5:40 AM	75-105	Pool	Tues & Sat	Rotors
43	20	5:40 AM	6:00 AM	75-105	Pool	Tues & Sat	Sprays
44	20	6:00 AM	6:20 AM	SW	Pump Area	Tues & Sat	Pool Rotors