

**ELW Cluster Homes Unit Four
Manager's Report
June 12, 2023**

Administrative

There are no Liens in place currently.

New Ownership Report – There are none.

Modification Application – There are none.

Repair and Maintenance

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.

PENDING

Citrus Park Well Drilling & Irrigation replaced the Poole Place Well in the amount of \$6,785.00.

RedTree Landscape has quoted \$5,000.00 for trimming and booting of 162 palm trees (\$30.86 per tree). The Price quote is the same as last year.

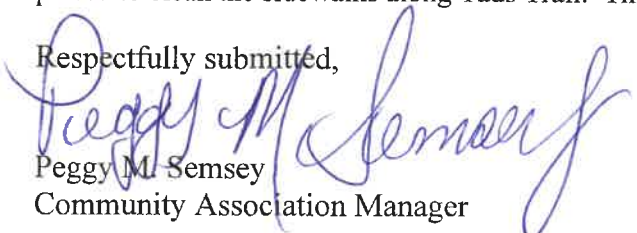
An assessment of the hardwood tree trimming was done by Community Manager, Peggy Semsey, and Account Manager Ben Garland. It was determined that the scope of work would be 2 days, at \$3,000.00 per day, for a total of \$6,000.00.

National Traffic Signs quoted \$282.69 for the street sign at S. Woodlands Dr. with stop sign. Affordable Work Orders will install (2 men at \$80.00 per hour, plus trip fee approximately \$75.00).

The Irrigation Schedule is being worked on by RedTree.

Rust Off was contacted for a competitive quote for treatment of rust in the irrigation wells. Our current vendor was also contacted, Suncoast Rust Control, to quote additional wells. A service call was also placed to clean the sidewalks along Tads Trail. This area is currently being serviced with rust control.

Respectfully submitted,


Peggy M. Semsey
Community Association Manager

National Traffic Signs

14521 60th St N
Clearwater, FL 33760

Estimate

Date	Estimate #
6/9/2023	27489

Name / Address
Management & Associates 720 Brooker Creek Blvd #206 Oldsmar, FL 34677 813-433-2015

Ship To

Rep	Project
RM	

Item	Description	Qty	Cost	Total
Street-9-HI-DF	REVISED 9 x ___ High Intensity DF Street Signs 1 - S. Woodlands Dr. 1. Color: Black background with Gold letters 2. Grade: High Intensity Reflective 3. Border: Yes - Inset Border 4. Holes: No Holes 5. Corner: Standard 3/4" Corners 6. Material: Alum. Blank 7. Gauge: .080 8. Number of Sides: Double Sided 9. Confirmed Sign with proof: Yes	1	54.95	54.95T
cc812f-Univ	2"x2" / 2 3/8" 12" Universal Square/ Round Post Cap for Flat Blades PC Black	1	21.95	21.95T
cc812f-90	812 Series 12" 90* Flat Cross PC Black	1	21.95	21.95T
12galv-R	12"x2 3/8" Galvanized Round Post PC Black	1	98.50	98.50T
R1-1-30-HI	STK 30x30 High Intensity Stop Sign Black Vinyl on back	1	48.95	48.95T
cc238postclamp	2 3/8" Post Clamp Single Mount PC Black	2	8.95	17.90T
Subtotal				\$264.20
Phone #	Fax #	Web Site	Sales Tax (7.0%)	
727-446-7983	727-443-1225	WWW.NTSIGNS.COM	\$18.49	
Total				\$282.69

Due to market volatility, unless otherwise stated all pricing is subject to change without notice. Unless otherwise stated, Prices quoted in this estimate may not be able to be held. PO's issued but not released will be subject to a price review at the time of release. Unless otherwise stated all pricing is FOB our plant in Clearwater, FL.

to
Eva 5/1

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 20MBpx 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