

# Greetings from ELW Cluster IV Board of Directors!

## NEXT MEETING

NOVEMBER 2023

November meeting was 11/13/23. Our next regular meeting will be December 11, 2023 at 6:30 pm **The platform is Microsoft Team Meetings** .

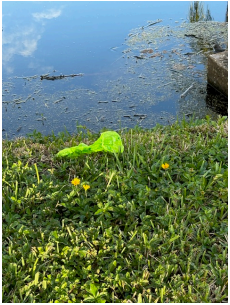
Meeting ID is 296 778 359 041 The password is available on our website:

[www.elwcluster4.org](http://www.elwcluster4.org)

## INSURANCE/BUDGET MEETING FOR 2024

The results of our budget examination & resulting budget for 2024 was productive but disappointing at the same time. For the first time since 2007, ELW Cluster IV will see not only an increase in monthly fees, but a special assessment to keep our community funded properly. As discussed in the last newsletter, we were expecting increases in almost all areas of fixed costs. What we were not expecting on top of all those inflationary increases was for our community insurance coverage to increase by approx. \$100,000 year over year. We attribute this to not only the insurance industry in Florida and what has become normal large increases in rates, but also the making of claims for the fire on the Evelyn Ct. carports & a sinkhole claim that was made (no sinkhole on the property, but a claim was made by a resident). As you all know from experience, insurance carriers like to collect your premium but hate to payout on claims & this almost always results in higher premiums &/or cancellation. We have experienced both at this time. According to our founding documents, we can only raise our fees per month by a maximum amount of 6%. This brings our monthly fees for 2024 to \$450.00. Per our current budget calculations, this will result in a shortfall of \$54.00 per month per unit. We will be assessing a one time special assessment fee of \$648.00 per unit to recover this deficit. Management & Assoc. will work out payment of this special assessment and notify each resident with payment information. While we never want to even say the words special assessment, we must do our fiduciary duty and properly fund our community. Details and breakdowns of the budget will be sent out by Management & Assoc. soon.

## DOGGIE DOO DOO



The photo next to this paragraph shows a dog waste bag neatly dropped next to the water behind the homes on Tads Trail. If you are doing this, please know that not only are you being disrespectful to your neighbors, but you are also in violation of Pinellas County ordinances re: pets & the disposal of their waste. We will set up cameras if necessary to catch this person who seems to be doing this on a regular basis. We will contact the authorities to report the culprit when we find out who they are. If this is you, please stop before this becomes a legal issue for you & your dog.

## NEIGHBORS & RELATIONS WITH OTHERS

We have had another incident between neighbors resulting in the police being called. While the board can do nothing to assure that you get along with your neighbors, we can at least mention that loud music & disorderly behavior are not only a nuisance to all, but can be very disturbing if you are directly next door to such activity. Remember that you share outdoor space with others who are very close to you. Keep your noise INSIDE your own home so that you are not encroaching on the comfort of others living nearby. This seems to be something that common sense & common courtesy would take care of, but the police being called to quell this activity recently indicates that we must talk about this again. Be kind, be thoughtful & be considerate of others that you live nearby.

### **IF YOU NEED TO REPORT A MAINTENANCE ISSUE, PLEASE CONTACT:**

Use the maintenance request in the owners portal for quickest response. If you are not registered in the portal, go to [www.mgt-assoc.com](http://www.mgt-assoc.com) & click on login to portal, then click on create login. You will need your account number to register, & you can find that on your payment coupons.

If you must email someone, the following are your contacts: Kari Lopez - Service Coordinator (813) 433-2000 Ext. 2026; [KLopez@mngmt-assoc.com](mailto:KLopez@mngmt-assoc.com)

**In emergencies ONLY please contact** Peggy Semsey, 813-433-2008.

EMAILING & CALLING WILL BE THE SLOWEST RESPONSE TIME FOR YOUR REQUESTS, PORTAL REQUESTS PUT A TIME STAMP ON YOUR REQUESTS & ARE SENT OUT TO OUR CONTRACTORS QUICKLY, IF THAT IS WHAT IS NEEDED.



If you have photos you would like to contribute to the newsletter, please send a copy to the HOA President via: [President@elwcluster4.org](mailto:President@elwcluster4.org)

Be Responsible Pet Owners Please be courteous and pick up after your pets. This should include cleanup on your lot as well as cleanup in the common areas of our community.

ONE OTHER REMINDER RE: PET WASTE. PLEASE GUIDE YOUR ANIMALS TO EITHER YOUR YARD OR COMMON GROUNDS TO DO THEIR BUSINESS. ALLOWING YOUR ANIMAL TO USE ANOTHER PERSONS PROPERTY IS VERY DISCOURTEOUS TO THE PROPERTY OWNER.

Please remember that the best time to put your trash out for pickup is the morning of pickup (Tuesday or Friday). This will help prevent trash spills & a critter invasion of your tasty garbage.

Thanks for your continued support!  
ELW Cluster IV Board of Directors

### **Board Members 2023**

Cathy McCarthy President  
Frank Clarke VP & Secretary  
Jill Bartholmey Treasurer  
Andrea Cooley  
Steve Rogers



<http://www.elwcluster4.org>

