

Greetings from ELW Cluster IV Board of Directors!

NEXT MEETING

DECEMBER 2023

December meeting was 12/11/23. Our next meeting will be the annual meeting on January 13, 2024 at 10:00 am, location: Management & Assoc., 720 Brooker Creek Blvd #206, Oldsmar FL 34677.

ANNUAL MEETING 2024

We will be meeting this year at Management & Associates office conference room. This will save us a little money since M & A does not charge us for use of the room. The new board will be introduced for the year 2024 at that time.

BUDGET 2024

Our recorded documents allow us to raise our fees per month by a maximum amount of 6% year over year. This brings our monthly fees for 2024 to \$450.00.

Per our current budget calculations, this monthly fee of \$450 will result in a shortfall. As discussed in our previous newsletter, this 6% increase & shortage is due to a very large increase in our insurance rate.

We have a good news/bad news sort of scenario going on here, as we have been notified that our rate increase will not be as large as we initially thought. The cost will go up by close to \$58,000 as opposed to the \$85,000+ we had expected. Still an increase but not as bad as what we were preparing for.

The good news is that we had an appraisal done on our property here in Cluster IV at the request of our insurer, and our property values have risen nicely. This was also a reason for our rate increase; the value had to be updated to our current worth for our new policy, which is now \$23,300,000. The old evaluation was at \$18,900,000. Obviously we needed to have the proper value assigned to our property in order to get correct coverage in the event of a major insurance event.

We will still need to make a one time special assessment fee per unit. This will be finalized soon and Peggy will send out information about how to pay when we confirm the number needed from everyone. Again, this amount will be lower than we had originally thought.

SOD REPLACEMENT

The sod replacement that we approved several months ago is finally under way. There was a shortage of sod which caused delays in the shipment to our landscaping company. If your home is one of the areas that is getting fresh sod, please help us to get the sod established and water this new grass generously. The sprinklers alone may not be enough to help get the roots to take hold, so please help out and water the new grass so that it will live and thrive!



If you have photos you would like to contribute to the newsletter, please send a copy to the HOA President via:

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

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 & 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

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.



<http://www.elwcluster4.org>

