

Greetings from ELW Cluster IV Board of Directors!

JANUARY
2024

NEXT MEETING

Annual meeting & January meeting on Saturday Jan. 13, 2024.
This meeting will be held at Management & Assoc.'s office meeting room,
720 Brooker Creek Blvd Ste 206, Oldsmar FL 34677 at 10:00 am.

Our next regular meeting will be on Monday February 12, 2024 at 6:30 pm via Microsoft Team Meetings. Meeting ID
is **296 778 359 041**

The password is **YRZGnq** & is also available on our website:
www.elwcluster4.org

Thank you to our residents for another year of support for your board. We have worked hard to make sure that
our community is well maintained and that our financial status remains strong.

This year we have accomplished the following:

1. Worked with our landscape company to do sod repair/replacement where needed. We try to focus on areas in the front of homes, not the rear. We have made one exception to that this year, but it was due to erosion becoming an issue near the lake front.
2. Continued our work to remove old siding and replacing where needed for correction & prevention of rodent & insect intrusion. This is an ongoing project that is done "as needed" due to the expensive nature of repairing damaged siding. Our ultimate goal is to replace all siding eventually, but must be done as the budget allows.
3. Completed necessary repairs to the exterior of units. We have replaced several window sills that were crumbling.
4. Renewed our contract with Coastal Waste for 60 months in order to minimize year over year increases.
5. Quickly approved seven architectural requests for homeowners seeking to improve their properties.
6. Replaced sections of cracked sidewalks as needed.
7. Had an insurance required property assessment made so that we were properly valued for insurance purposes.
8. Insurance renewed for the year 2024, but at a significant increase year over year (approx. \$75,000 increase). This resulted in a budget deficit that required an increase in our monthly fees to the maximum amount allowed, and also a special assessment of \$600 per household. These two actions will keep us fully funded for 2024. We hope that we do not experience such dramatic increases in the next budget year (2025) but there is no way for us to predict that at this time due to inflationary increases to almost every service that is provided to our community.
9. Worked with our landscaping company to trim all deciduous trees and palm trees. This is a yearly project/expense that is needed to keep our community safe, especially during hurricane season.
10. Upgraded a contract with Suncoast Rust Control to install the equipment to treat all of our wells used for landscape sprinkling in order to minimize rust deposits on our exteriors and sidewalks.
11. Replaced one well that had stopped functioning.
12. Evaluated all our electrical meter boxes on our buildings to make sure that they were compliant with current insurance standards. We are in the process of replacing a few that were found to be defective, but overall our equipment is satisfactory.
13. Renewed & upgraded our cable TV contract to include internet, and a general upgrade to the content package for our residents. This created a substantial savings for most residents on their monthly cable/internet bill.

Cathy McCarthy
ELW Cluster IV Board President

COMMUNICATION WITH OUR MANAGEMENT COMPANY

When making a call to our management company or a board member to discuss something or to report a maintenance issue, I want to remind you to be courteous and professional in your demeanor.

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

Use the maintenance request in the owners portal for quickest response.

Kari Lopez - Service Coordinator (813) 433-2000 Ext. 2026; Fax (813) 433-2040; KLopez@mgmt-assoc.com In emergencies please contact
Peggy Semsey, 813-433-2008.



<http://www.elwcluster4.org>

