

**ELW Cluster Homes Unit Four
Manager's Report
February 12, 2024**

Administrative

There are no Liens in place currently. There are approximately 20 residents who have not paid the insurance assessment, and at least 6, of which requested a payment plan. Those who did not request the plan will be getting late notices.

An 8-month CD yielding 5% interest was opened with First Citizens in the amount of \$250,000.00. The CD with Truist in the amount of \$240,000.00 will mature on February 15, 2024.

New Ownership Report – There are none.

McGriff Insurance made the adjustment on the number of carports and an additional premium in the amount of \$314.00 is being processed.

Repair and Maintenance

Dunedin Electric is waiting for the permits for replacements of Electric Meter Boxes at 30-40-50 Evelyn, 80 – 90 - 100 Evelyn, 10 – 20 - 30 - 190 – 200 - 210 – 220 Tads Trail, and 10 – 20 – 30 Poole Place.

Unit Owner at 30 Tads Trail is securing quotes for repair of damaged carport and is in progress.

John Duro was contacted regarding cost differences in Hardi vs. Stucco. Same cost since stucco is more labor intense. Money saved in the maintenance.

Redtree has completed contracted work, but walk-through will be done to check that all was completed per quotes.

Competitive quote for sidewalk replacement at 170 Poole Place is being sought. Dolfan Construction quoted \$750.00 for 5' x 6'.

Respectfully submitted,

Peggy Semsey
Community Association Manager