

**ELW Cluster Homes Unit Four
Manager's Report
May 13, 2024**

Administrative

There are no Liens in place currently.

New Ownership Report – 110 Tads Trail was sold by Laura Watt to Jose Diaz, May 2, 2024.

Repair and Maintenance

Dunedin Electric – All Permits have been received for meter box panel replacements. Scheduling to be advised.

The carport at 30 Tads Trail has been stabilized, pending date for replacement of drip edge.

Redtree quoted \$80.00 to replace sod at 220 Tads Trail and \$850.00 to replace sod at 130 Tads Trail; sod was installed.

Dolfan Construction was called to quote the replacement of 2 carport posts at 10 Evelyn Court which are very deteriorated - \$1,100.00 to replace 2 – 4x6x10' carport posts and bases including paint supplied by Association. G.A. Nicols was also called for competitive quote – pending. Per Greg Nicols, repair can be done by cutting and replacing rotted piece, or replacing entire post. Pressure treated Pine or Cedar which is more expensive can be used. Cedar is the original post.

Citrus Park Well Drilling approved quote #1835 in the amount of \$3,405.00 for motor, was covered under warranty at Pool Place Well. Service call for labor, hoist pump/motor, and replace breaker was \$1,000.00. Two other irrigation wells at 150 Colette, and 270 Tads Trail will need to be replaced.
150 Colette - \$7,910.00 less \$250 extended discount - \$7,660.00
270 Tads Trail - \$9,330.00 (includes Bladder Tank) less \$250 extended discount - \$9,080.00 + \$40 for added galvanized pipe and hose bib.

J. Duro has proposed \$4,200.00, Est. 1592 – 140 Poole Pl. to remove and replace fascia and Hardi-board on gable, and repair holes next to vinyl fence and paint; Est. 1597 – 10-30 Colette Ct. – remove vinyl from carport and replace with Hardi-board, \$3,400.00.

Residents reported concern with storm water drain at 50-60 Tads Trail. Florida Pavement Services assessed and confirmed that there was no serious issue at this time. Miami Curb repair is \$3,985.00 and Cast-Iron Grate Replacement is \$1,375.00.

Respectfully submitted,

Peggy Semsey
Community Association Manager