

**ELW Cluster Homes Unit Four  
Manager's Report  
November 11, 2024**

**Administrative**

There is one lien in place on Lot 97. There are 2 pre-liens in place for non-payment of Special Assessment; both owners were called and are paying immediately. Mailing addresses updated in database.

New Ownership Report – 190 Poole Place was sold to Brianne Moss, 11/7/2024, by Thomas and Ave Marie Walwark.

Leasing Amendment to include 3 month minimum, and 12 month of Title prior to leasing – Pending.

First Citizens CD in the amount of \$258,227.26 was rolled into a 5 month CD yielding 4.25% due to mature on 3/29/2025.

**Repair and Maintenance**

Mulch – American Mulch - \$8,550.00 – Brown Mulch has been confirmed, and the tentative date for install is week of December 30<sup>th</sup>. They will move up if slot becomes available.

Carport Posts have been completed as contracted with G.A. Nicols.

Wind River Environmental/Seminole Septic, and AMI quotes to unclog drains at 70 Colette, and 60 Tads Trail – Pending.

J. Duro has proposed Estimate #1657-60 Poole, Gable/\$4700, #1661-160 Tads Storage/\$3,200, #1662-60 Evelyn Storage/\$3200, #1664-110 Poole Storage/\$3200.

Redtree Proposals – Remove 3 Laurel Oaks/175 Poole-\$6,250, 155 Poole Remove Root ball, regrade/sod-\$1500, 45 Tads-remove fallen tree-\$3400, 75 Poole remove 2 dead Laurel Oak-\$4500, 220-230 Tads remove pines-\$3200, 80 Tads Branch-\$250.

Respectfully submitted,

Peggy Semsey  
Community Association Manager