

Administrative

There is one lien in place on Lot 97. Attorney Mankin was contacted to provide the next step in the collections process for Board consideration.

New Ownership Report – There were none.

Insurance renewal is expected to be received before the end of the week, and we are anticipating a 12-14% decrease.

Leasing Amendment to include 3 months minimum, and 12 months of Title prior to leasing – Attorney has not responded and will be reminded of terms per Board of Directors.

On December 3, 2024, the U.S. District Court in the Eastern District of Texas issued a 79-page opinion granting a preliminary injunction preventing the U.S. government from enforcing the CTA against all entities covered by the CTA nationwide. For the time being, this means that any entity, including community Associations deemed “reporting companies” under the CTA, will not be required to report information to FinCEN about an association’s “beneficial owners”, or the member of the governing board. This case will be followed.

Upon election of the Board of Directors at the January Member Meeting, Board Members will have 90 days to complete a 4-hour Board Certification Course that will be valid for 4 years of uninterrupted service. Four hours of continued education on any topic will be required annually.

Repair and Maintenance

Mulch installation has been postponed until after the 1st of the year due to resident Holiday decorations installed in the areas of installation.

Wind River Environmental/Seminole Septic, and AMI quotes to unclog drains at 70 Colette, and 60 Tads Trail – Pending. After doing an on-site inspection of the above drains with Jeff Fosbrook of the ELWCA Drainage Committee, it was noted that 60 Tads Trail appears to be blocked at the out flow, and 70 Colette will need to be cleaned out. G.A. Nicols will be contacted as they can provide both services.

Redtree Landscape removed a dead Pine Tree at 190 Tads Trail for \$3,250.00.

J. Duro has proposed the following:

#1673/75 Poole-\$470-Front Entry Drywall Ceiling-Done & Paid
#1677/250 Tads-\$3,600-Fascia and Gable, 1678/30 Tads-\$3,600-Fascia and Gable,
#1682/120 Colette-\$3,600-Fascia and Gable, 1683/70 Tads-\$380-Small Gable Repair,
#1684-120 Evelyn-\$2,100-Vinyl at Front Kitchen, Hardiboard and Cedar Trim.

Respectfully submitted,

Peggy Semsey
Community Association Manager