

PRESIDENTS REPORT
FOR ELW CLUSTER IV HOA ANNUAL BOARD MEETING

1/25/2025

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. Continued our work to remove old siding and replacing where needed for correction & prevention of rodent & insect intrusion.
2. Worked with our irrigation company to evaluate and repair our irrigation systems which are susceptible to power surges/lightening & often become non-functional. Increased our scheduled maintenance visits to twice per month.
3. Evaluated & scheduled the repair of some of our carports that were showing structural problems.
4. Had all our sidewalk's pressure washed.
5. Approved fourteen architectural requests for homeowners seeking to improve their properties.
6. Replaced several sections of cracked sidewalks and front entry walkways.
7. Worked with our landscaping company to trim all deciduous trees and palm trees.
8. Evaluated the remaining buildings for current conditions of meter boxes.
9. ELWCA replaced all gate security with the Envera System, which captures information on all vehicles, license plates & photos of drivers upon entrance. It also provides video footage at the gates to make sure any damage is recorded, and restitution is sought from the parties responsible. Security rovers are still in place, but manned guard gates were eliminated.
10. Investigated and received quotes from several landscaping companies to make a educated comparison to our current company. After review, it was determined that we will remain with our current company.
11. Survived two hurricanes which did a lot of damage in low lying areas surrounding ELW, but luckily, we did not incur any water damage to our homes. Water backed up in the streets & several carport structures were repaired plus many homeowners had to replace their carport shed doors. Drainage systems were overwhelmed with the amount of water from these storms causing the water in our streets. Storm drains were evaluated and will be cleared of any debris. This is something evaluate at least once a year as per our ELWCA obligations. We also had to tolerate many days without power due to the storm.

Cathy McCarthy

ELW Cluster IV Board President