

**ELW Cluster Homes Unit Four
Manager's Report
September 8, 2025**

Administrative

There are no liens in place currently. Accounts Receivable as of 8/31/2025 is \$2,255.88.

New Ownership Report – there are none.

Board Certification Course – all Board Members have completed and submitted their 4-hour Board Certification Course, which is good for 4 years. An additional 4 hours of continued education per year is required. This can be 1 – 2-hour courses on any subject.

Insurance Valuation will be due in 2026 for the values of the buildings. The last report was done by FPAT in 2023. A questionnaire was received and will be updated to provide McGriff with information for the 2026 insurance renewal.

Repair and Maintenance

Dunedin Electric completed the work for the main disconnect at 275-285 Tads Trail in the amount of \$5,800.00.

AMI performed additional drain cleaning at 60 Tads Trail and 70 Colette. The blockage at 70 Colette was found to be a skateboard blocking the storm water drain – \$5,115.75.

AMI repaired designated sidewalks in the amount of \$6,800.00. Competitive quotes received were from Dolfan Construction-\$7,730.00, and Florida Pavement in the amount of \$19,440.00.

RedTree quoted \$650.00 to trim trees overhanging the rear lanai.

J Duro: Paint were boxes removed-\$1300, **Est. 1800** 130 Colette 2nd floor gable-\$4300 actual \$4800, **Est. 1776** 210 Tads front entry ceiling-\$480, **Est. 1775** 230 Tads vinyl to Hardi \$2300, **Est. 1765** 210 Tads 2nd floor gable-\$4700, actual \$4955, **Est. 1770** 170 Poole vinyl to Hardi-\$4300 actual \$4504.91.

Four (4) contractors have been requested to quote the removal of the island at the roundabout in front of 20 Colette, and pave. The contractors are Florida Paving, Parking Lot Services, Driveway Maintenance, and A&A Tampa FL Contractor. Quotes received: Driveway Maintenance-\$6,764.00, Florida Paving-\$3,984.00, Parking Lot Services-\$5,709.00.

A & B Aquatics has been contracted to continue monthly service on the pond behind 10 Tads Trail, and the canal behind 60 Evelyn Court in the amount of \$275.00 per month.

Respectfully submitted,

Peggy M. Semsey,
Community Association Manager