

**ELW Cluster Homes Unit Four
Manager's Report
October 20, 2025**

Administrative

There are no liens in place currently. Accounts Receivable as of 9/30/2025 is \$2,332.72.

New Ownership Report – Unit 15 Tads Trail was sold by Raziya Charaniya to Thomas and Lenka Imholz.

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.

Repair and Maintenance

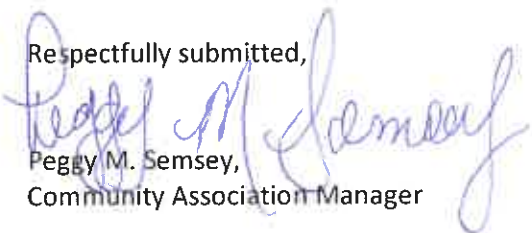
Four (4) contractors have been requested to quote the removal of the island at the roundabout in front of 20 Colette, and pave. The contractors are Florida Paving, Parking Lot Services, Driveway Maintenance, and A&A Tampa FL Contractor. Quotes received: Driveway Maintenance-\$6,764.00, Florida Paving-\$3,984.00,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

John Duro has submitted Estimate 1842-20 Colette, Window Sill in the amount of \$650.00/Estimate 1811-280 Tads Trail, Carport in the amount of \$3,400.00/Estimate 1837-15 Tads Trail, Window and Fascia, in the amount of \$1,040.00.

David Swingle submitted Estimate 1385 in the amount of \$1,575.00 to remove 2 diseased palm trees at 20 Poole Place.

Lawn Maintenance quotes have been requested from David Swingle, and TLC Property Maintenance.

Respectfully submitted,


Peggy M. Semsey,
Community Association Manager