

**ELW Cluster Homes Unit Four
Manager's Report – July 13, 2020**

Administrative

New Ownership Report – there were no sales from June 1st to date!

Spectrum – Credit report to homeowners still pending from Eva Robinson.

Lien Foreclosure at Lot 18 is pending due to a probate matter and the personal representative is placing the property on the market. Mankin has been in touch with the attorney handling the probate and they have sent him a payoff. Everything will be collected at Closing.

Wind Mitigation Reports have been sent over to McGriff Insurance so that we get the applicable insurance credits.

Repair and Maintenance

Superior Fence has been contacted regarding the expected date for the irrigation pump fences and readjustment of the fence at 40 Tads Trail. Due to the delay in manufacturing, the estimated time is 6 – 8 weeks out, pending materials. The estimated repair is \$450.00 to adjust the fence at 40 Tads Trail that will need new posts, rails, etc. The fence is lying too close to the ground and debris get contained within the fence structures.

Arry's Roofing has confirmed that the only approved solar panels that would keep the warranty on the roof are GAF installed panels. The most cost effective is to have them installed when the roof is being installed. It is more costly to have them installed when roof project is completed.

Bay Area Pressure Cleaning has quoted \$2,712.00 to clean community sidewalks. The sidewalk cleaning is scheduled for July 20th and 21st.

Florida Pavement Services has quoted \$3,440.00 to replace/repair sidewalks and walkways as noted in proposal. I am waiting for the commencement date of the concrete work. Resident at 140 Colette called and requested that her walkway be replaced as it was cracked during roof replacement. That was not included in the quote.

Respectfully submitted,

Peggy M. Semsey
Property Manager,
Management and Associates