

**ELW Cluster Homes Unit Four
Manager's Report – September 14, 2020**

Administrative

New Ownership Report – there are no new owners. Unit 145 Poole Place is expected to close in October.

An additional Modification Application was received from 60 Colette Court for the installation of gutters for Board review and approval.

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

Insurance – 90 Colette cracked foundation - the slab will only be covered under the HOA policy for an “insurable event”, i.e. sinkhole coverage. Should a claim be filed for the repair of a crack in the foundation, it would be escalated to a sinkhole claim, even if it was not, and this scar would remain for all future renewals and may hinder future renewals.

Repair and Maintenance

Superior Fence – pending irrigation pump fences, and 40 Tads Trail, replacement/repair will be scheduled within the next 3 weeks.

RedTree Landscape beautification project - the arbor care portion can start next week, weather permitting, and then the sod and plantings will be within 2-3 weeks.

Woodwork project is expected to commence next week, weather permitting, Monday, September 21, 2020, by John Duro.

The payment was made to Florida Paving. The only pending repair is the asphalt at 140 Poole Place which will be getting done in October when contractor is working in East Lake Woodlands to keep the cost of the repair to a minimum, (expected to be under \$100.00).

Affordable Work Orders will install the new street signs for approximately \$100.00 per post. The new signs will be delivered to them directly from National Traffic Signs. The appropriate powder coated clasps will be ordered to affix the existing stop signs on the new posts.

Respectfully submitted,

Peggy M. Semsey
Property Manager,
Management and Associates