

**ELW Cluster Homes Unit Four  
Manager's Report – October 12, 2020**

**Administrative**

New Ownership Report – there are no new owners at this time.

Accounts Receivable – Lot 58 paid in full \$5,015.00 and Association was refunded the \$750.00 deposit for the lien foreclosure.

Gomber estate is under contract – 180 Tads Trail and is expected to close at the end of the month.

A new procedure has been implemented in processing the ARC Applications. Alex Nazario, LCAM, will be the designated processor for all applications. They will continue to go to the Board for prior review and approval.

The budget meeting that will be via conference call will require a passcode. All meetings require a passcode for security purposes. This will need to be posted on the sign, as it was not noted on the notice that went out.

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

Insurance – FPAT has quoted \$1,355.00 to provide an insurance appraisal of the buildings. Although this is not required, as this is not a condo, it may be prudent to get this inspection done since the Association insures the buildings. Heritage does include a 2% inflation guard which increases the building limits 2% each renewal.

**Repair and Maintenance**

Superior Fence – pending irrigation pump fences, and 40 Tads Trail, replacement/repair is scheduled for Tuesday, October 13, 2020.

RedTree Landscape has been contacted to assess the tree in front of 40 Tads Trail that has been reported to have termites. A request to assess trees 130 Poole and 100 Tads Trail was also made. Landscape beautification date is pending but will be on schedule shortly.

Woodwork original scope has been completed. John has requested that an additional 5 gallon of trim paint (Taupe Tone SW 7633) be ordered, and that order was placed. Additional required woodwork is as follows:

90 Colette – Remove Vinyl in Carport, replace rotted plywood, seal entirely to avoid “bat” intrusion - \$2,370.00

230 Tads Trail – Same as noted above

10 Poole – West gable hardi board and fascia replace and paint - \$780.00

75 Poole – repair hardi board, fascia and paint - \$370.00

Florida Paving - 140 Poole Place – Pending repair (expected to be under \$100.00). This repair is expected to be scheduled in November.

National Traffic Signs is in the process of assembling the signs and they will be delivered directly to Affordable Works Orders for installation. They will be installed approximately one week from when received at Affordable Work Orders. Install is expect the end of next week or early week of October 19<sup>th</sup>.

Respectfully submitted,

Peggy M. Semsey  
Property Manager,  
Management and Associates