

**ELW Cluster Homes Unit Four
Manager's Report – February 8, 2021**

Administrative

New Ownership Report – there were no new sales

Repair and Maintenance

Arry's Roof is referring another company who specializes in the installation of the additional nails in the roofs.

Superior Fence quoted \$16,900.00 for the following 17 fences: (21 fences pending replacement)

20 Colette

20, 40, 70, 160 Evelyn Court

45, 150, 195, 205, 215 Tads Trail

40 70, 85, 105, 190, 170 Poole Place

600 S. Woodlands

Suncoast Rust Control has confirmed that they will service one (1) well for \$300.00 which includes initial cleaning, system installation, system maintenance, monthly inspections, water treatment solution any future cleanings. This fee is confirmed for 6 months and will be evaluated after that amount of time. The original quote was for \$370.00. Additional wells would be negotiated, if need be for approximately, \$175.00, each. This is just an estimate and would need to be confirmed. The contract is a month to month. Irrigation will need to be maintained accordingly by vendor.

Florida Paving - 140 Poole Place – Pending repair

Affordable Work Orders has installed the mailboxes and numbers. The total amount is \$1,775.43, including labor. The 42 mailboxes were \$900.00. Affordable Work Orders will be able to install new carport numbers, they will confirm the labor. The material can be ordered from Home Depot on line. There are 254 numbers x \$3.00 per number. Based on the same product purchases in 2017 by another association, the price would be approximately \$815.00 for 4" numbers plus tax.

American Mulch will install the mulch by the end of the month of February. Date to be confirmed.

John Duro has quoted \$2,370.00, to remove the vinyl and treat carport/replace rotted wood with hardi board. This carport does have a bat issue.

Respectfully submitted,

Peggy M. Semsey
Property Manager,
Management and Associates