

**ELW Cluster Homes Unit Four
Manager's Report – Manager's Report – June 14, 2021**

Administrative

New Ownership Report – Attached.

Lien Foreclosure Status – Per Attorney Mankin - Final Judgment was entered and a foreclosure sale date has been set for July 8, 2021.

Repair and Maintenance

Mark DeLaquil Eon Roofing & Window Inc. requested contact numbers for the units to be addressed with the 3rd nail. All unit owners will be called, emailed, and then Mark will set up the schedule.

RedTree has switched the weekly mowing day in the growing season to Wednesday instead of Friday, effective immediately. This gives a better chance of assuring that the work can get done in the course of a week.

RedTree Landscape approved work is scheduled for later this week or early next week (June 21 – 23)

20 Poole Place Landscape around Fence - \$280.00.

45 Tads Trail rip out of old hedges and install of Arboricola - \$1,120.00.

190 Tads Trail – remove large branch over lanai - \$650.00.

Superior Fence – pending – 17 units – material delay has postponed this project for another 4 – 6 weeks.

Riptide Pressure Washing, Gladiator Pressure Washing, and Top Notch Pressure Cleaning have been contacted to provide a quote for cleaning the sidewalks.

Carport Numbers have been order from Lowes for a total amount of \$486.03. Affordable Work Orders will install.

John Duro quoted \$1,940.00 to remove existing rotted T-111 panels and re-stucco area in the back of unit 200 Tads Trail.

Arry's Roofing will be out after 1:00 p.m. on Wednesday, June 16, 2021, to check 90 – 120 Tads Trail for any potential entry points for rodents. Several unit owners in the building have experienced rodents in the attic. All unit owners have been advised.

Storm Water Drains were scheduled to be inspected on Thursday, June 10th. No report to date.

Respectfully submitted,

Peggy M. Semsey, Property Manager
Management and Associates

