

**ELW Cluster Homes Unit Four
Manager's Report – July 11, 2022**

Administrative

There are no Liens in place at this time.

New Ownership Report – attached, unit 40 Poole was sold to Patrick and Karen Bullister by Francisca Caney.

Maintenance Report – Attached

Fire at 150 – 160 Evelyn Court – Pinellas County Sheriff's Department has been called and I was told it is still under investigation, so no report is available. The Case No. is SO22-213981, which was provided by the occupant/tenant at 160 Evelyn. East Lake Fire Department is investigating and will also have a report. Claim was reported to McGriff Insurance, Arry's Roofing has been called to inspect the roofs, and John Duro was called to assess the front of the buildings for vinyl replacement. Further action will be taken as this progresses.

Repair and Maintenance

Fence Replacement – This project is completed, but not yet billed. Unit 10 Poole could not be replaced due to the potential damage of the deck that is affixed to the existing fence.

Dunedin Electric – Quote came in at \$18,600.00. Per Board Member request, further investigation will be getting done. We get billed for four (4) house meters none of which appear to be on the 4-Gang Boxes at 30-50-House Evelyn, 80-100-House Evelyn, 10-30-House Poole, 10-30-House Tads Trail. The addresses on the bills are 275 Tads Trail, 21 Evelyn, 116 Poole, and 101 Poole. The only legitimate address is 275 Tads Trail.

Storage Door Number install – project pending.

RedTree Landscape approved work is scheduled to commence on Wednesday, July 13th. I did a walk through and came up with a list of the areas that need to be addressed. I will forward to Redtree and copy the Board.

Sam's Club has a box 27.3 inches high, 28.5 inches deep and 61.2 inches long for \$119.98. – 165 Gallon.

John Duro – Est. #1352 – 150 Poole, \$3,800.00 – remove vinyl, fascia, install hardi-board.
Est. #1353 – 120 Tads, \$3,800.00 – remove vinyl, fascia, install hardi-board.
Est. #1354 – 620 S. Woodlands - \$560.00 to replace door. There has been no Response.

Irrigation Control Box was replaced by Redtree in the amount of \$1,875.00.

Resident at 600 S. Woodlands is requesting that the sod be replaced in the rear of the unit.

Respectfully submitted, Peggy M. Semsey – Property Manager