

**ELW Cluster Homes Unit Four
Manager's Report
December 8, 2025**

Administrative

There are no liens in place currently.

New Ownership Report – Unit 610 S. Woodlands was purchased by Robert A. Foxenberger and Judith V. Stevenson, from Michael J. Facciponte.

Board Certification Course – all Board Members have completed and submitted their 4-hour Board Certification Course, which is good for 4 years. An additional 4 hours of continued education per year is required.

Repair and Maintenance

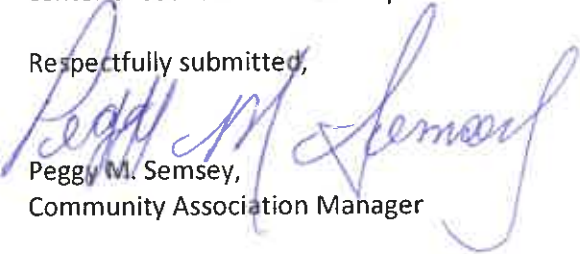
J. Duro quoted \$4,300.00 to remove vinyl and address gable at 160 Poole Place.

J. Duro quoted \$2,300.00 to remove vinyl and install Hardi-Board at 610 S. Woodlands.

Redtree quoted \$5,000.00 to trim and boot 162 Palm Trees, and David Swingle provided a competitive quote at \$8,100.00.

Dolfan Construction quoted \$500.00 to replace 3'x6' at 150 Poole Place. First section from stoop that was cracked, and \$800.00 at 125 Poole Place 3'x11' section of walkway to entry that has sunk and raise center of sections for even slope.

Respectfully submitted,


Peggy M. Semsey,
Community Association Manager