

**ELW Cluster Homes Unit Four
Manager's Report
January 31, 2026**

Administrative

There is one (1) pre-lien in place currently.

New Ownership Report – Unit 150 Poole Place was purchased by Nicole Kovanis and Oscar Rodriguez from Harol W. and Dorothy A. Lewis.

Board Certification Course – all current Board Members who have submitted their notice of intent and are remaining on the Board have completed and submitted their 4-hour Board Certification Course, which is good for 4 years. All new Board Members must complete their 4-hour Board Certification Course within 90 days from the time of election. An additional 4 hours of continued education per year is required.

Repair and Maintenance

J. Duro and Creative Mailbox will be providing quotes to upgrade the mailboxes throughout the community.

Redtree has proved the following quotes:

Common Area between 240-250 Tads Trail- remove dead Palm Tree, grind stump, and sod-\$950.00

Common Area between 260-270 Tads Trail – remove tree, grind stump, and sod-\$900.00

70 Colette Court – remove tree overhanging unit, grind stump, and sod-\$2,650.00

100 Colette Court – remove dead plants around electric box and install 6, 3-gallon Arboricola-\$225.00

Dolfan Construction completed approved work at 150 Poole Place and 125 Poole Place.

Fields Consulting Group has quoted \$3,424.00 for 2 Monument Signs.

Respectfully submitted,

Peggy M. Semsey,
Community Association Manager