

**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

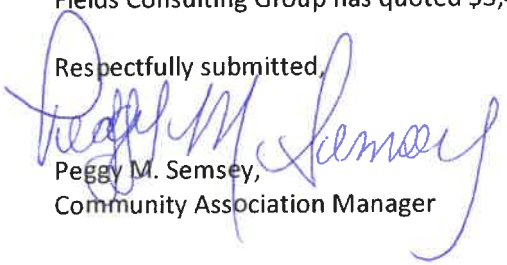
70 Colette Court – remove tree overhanging unit, grind stump, and sod-\$2,650.00

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