

**Administrative**

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

New Ownership Report – There are no new resales since last report March 9, 2026.

Board Certification – All Board Members have completed the **4-hour Board Certification**, which is good for 4 years of continued service, but must complete **continued education courses totaling 4 hours annually**.

Ken Verzyl communicated on March 24<sup>th</sup> after having a conversation with Frank Clarke. He understands that the position would be a “retainer” if Frank is not available to fulfill the duty as webmaster. Ken Verzyl requested \$40.00 per month for such a position.

Modification Application was received from 100 Colette Court to install a Handrail. This was sent to Board for review.

**Repair and Maintenance**

Sidewalk Estimates – Update – sidewalks have been marked for replacement/repairs. Three contractors have been given an RFP those being Dolfan Construction, Florida Pavement Services, and G.A. Nicols. Florida Pavement has quoted \$29,969.00 for scope of work requested. Other contractor quotes are pending. (Two residents have requested ramps in lieu of repairs/replacements as noted on RFP, and their quote was forwarded).

MAILBOX UPGRADE - J. Duro quoted \$180.00 per upgraded box that can purchased at Home Depot. The aluminum decorative boxes quoted from Creative Mailbox range around \$400.00 for a single and \$500.00 for a double. I am requesting clarification.

Monument Signs – completed and installed.

Painting Quotes – The Daily Group-\$106,900.00, Munyan Painting-\$132,957.00, Florida Protech-\$79,500.00. The last painting project at Cluster Four was done in 2018, and the Warranty expired in 2025.

Redtree has quoted \$1,800.00 to remove tree intruding on lamppost at 100 Poole Place, and \$550.00 to trim Magnolia tree in front of 10 Tads Trail.

Vendors have been contacted to provide a mill/pave and sealcoat estimates. Driveway Maintenance, Florida Paving, Gator Grading and Paving, and Parking Lot Services. Two have been received:  
Florida Pavement – mill and overlay - \$159,544.00  
Parking Lot Service – Repair and Sealcoat - \$22,178.00 / Mill and Overlay - \$214,005.00

Respectfully submitted,

Peggy M. Semsey, Association Manager