East Lake Woodlands Cluster Homes Improvement Unit Four
Manager's Report
Monday, November 9, 2026

Administrative

There are no pre-liens, or liens currently.

New Ownership Report – There are no new owners.

Board Certification – All Board Members have completed the **4-hour Board Certification,** which is good for 4 years of continued service. Board **continued education courses totaling 4 hours annually, is required on any subject.** These courses are offered free of charge, as a client of Becker Lawyers. Links are sent to Board Members for these courses when received. Should you remain on the Board in 2027, your 4 additional hours will be due by June 30, 2027, as the term for the CEU's is July 1st – June 30th.

FPAT Insurance Valuation has been completed and sent over to our insurance broker.

When reviewing the October Balance Sheet, please note that there is $259k in the MMA yielding 3.15%. I do not know if the EJ Mutual Funds yield any interest so an inquiry should be made into that. It is recommended to acquire a member vote at the annual meeting to waive the A/R due from the Operating in the amount of $42,126.07.

Repair and Maintenance

J. Duro – Estimate 1998 – 120 Colette Court vinyl removal around carport and install Hardi-Board- $3,400.00, Estimate 1999 - 100 Evelyn Court remove vinyl siding and install trim on side of unit- $1,800.00, Estimate 2007 – 130 Tads Trail repair ceiling entry - $480.00. Bill came in at $780.00 due to the entire ceiling needing to be removed, tape, prime, texture, and paint.

Respectfully,

Peggy M. Semsey
Association Manager