

ELW Cluster Homes Unit Four
Manager's Report – February 10, 2020

Administrative

New Ownership Report – Attached – 50 Tads Trail.

Spectrum – update is pending.

Attorney responded to Bay Area Landscape dispute and we are awaiting a response from attorney regarding acknowledgement of services ceasing on February 6, 2020.

Frank Clarke reported that CNCN is currently monitoring the annexing of East Lake Woodlands by the City of Oldsmar which failed some time back with the vote being 90+% unfavorable. Somewhere in Florida Statutes there is a law that requires such annexations to have the approval of the annexee (ELW in this case). The law is due to sunset in 2022, after which annexations may happen involuntarily.

Two additional ARC Applications have been sent for Board review for 30 Colette Court – Gutters and 150 Poole Place – Pavers.

Repair and Maintenance

Driveway Maintenance is tentatively scheduled on March 2nd, to reseal Evelyn Court in its entirety, and selected areas on Tads Trail that the sealcoat did not properly cure.

Arry's Roofing has started the 2nd phase of roof replacements. Evelyn Court is completed, and we are going to focus on completing Tads Trail so that the sealcoat can get done after the heavy roofing equipment is no longer on site.

Robert Martin Inspections was on site today, Monday, February 10th, doing the wind mitigation report for the first 13 buildings that were completed, as well as the first 4 buildings in the 2nd phase of replacements. All but one unit was completed. The unit will be scheduled in the final wind mitigation run which will be at the completion of the project.

Gulfcoast Concrete Services replaced sidewalks at 190 Poole - \$1,152.00 and 600 S. Woodlands Drive - \$900.00.

Driveway Maintenance quoted \$2,885.00 to replace/repair culvert across from 80 Evelyn Court.

Redtree replaced 34 palettes of sod for an amount \$12,750.00.

Redtree performed hardwood tree pruning was contracted for 2 days in the amount of \$5,500.00 (\$2,750.00 per day).

Redtree removed a diseased palm in front of 130 Tads Trail in the amount of \$550.00.

Respectfully submitted,

Peggy M. Semsey, Property Manager
Management and Associates