

**ELW Cluster Homes Unit Four
Manager's Report – March 8, 2021**

Administrative

New Ownership Report – there were no new sales.

Lien Foreclosure Status – Mankin's office is in the process of serving the defendant by publication and are ready to prepare the Affidavit in Proof of Claim so as not to delay proceeding with our Motion for Summary Judgment once the answer period has expired. Cathy will sign as President, once prepared and ready to execute.

Repair and Maintenance

Third Nail Mitigation has been contacted to quote the installation of the nail to upgrade the installation to a "clip". The quote provided by LGT Restoration Services, Inc. will be \$17,950.00.

Superior Fence has received the deposit amount of \$8,450 for the next phase of 17 fences. The expected install date will be early to mid May.

Suncoast Rust Control should be able to get the rust control tank in by the end of March, early April. Contact information has been sent in, we are just waiting for contract to be sent.

Florida Paving - 140 Poole Place – Pending repair.

Affordable Work Orders has installed the mailboxes and numbers. Upon completion of the mailbox numbers, one of the number "40" was missing and has been reordered. The approximate cost would be \$10.00.

American Mulch did the installation on March 2nd. A large area in front of 280 Tads Trail was missed and a tree behind 130 Tads Trail. American Mulch has been contacted and is scheduled to be back on March 9, 2021. A couple of residents made mention that the cover was not as deep as in the past.

Resident at 190 Tads has reported branches with pine cones hanging over patio falling down and hitting them. Resident at 150 Evelyn has also requested shrub replacement in the rear of the unit. Pictures to follow.

Respectfully submitted,

Peggy M. Semsey
Property Manager,
Management and Associates