ELW Cluster Homes Unit Four Manager's Report - April 12, 2021

Administrative

New Ownership Report - attached.

Unit 160 Tads Trail has a contract and is scheduled for closing on May 19th.

Lien Foreclosure Status – The owner answer is due on April 23rd. Should there be no response, the Motion for Summary Judgment will be filed.

Repair and Maintenance

Competitive quote is being sought by Mark DeLaquil Eon Roofing & Window Inc. to install the additional nail to upgrade the roof wind mitigation from a nail to a "clip". The current quote provided by LGT Restoration Services, Inc. is \$17,950.00.

RedTree Landscape has quoted the following, per attached: 20 Poole Place Landscape around Fence - \$280.00. 45 Tads Trail rip out of old hedges and install of Arboricola - \$1,120.00. 190 Tads Trail – remove large branch over lanai - \$650.00.

John Duro proposed repair at 20 Poole Place, attached - \$780.00.

Superior Fence - expected install date will be early to mid May.

Suncoast Rust Control – the tank has been installed and service has commenced. I requested that Matthew the service Rep provide a recap as he indicated that an excessive amount of treatment was needed to get rust out of the sidewalk in certain areas.

ELW CA has sent out an RFP for sidewalk replacement and repairs. An assessment will be made in the community so that we can take advantage of the discounts being offered.

Florida Paving - 140 Poole Place repair – completed.

Affordable Work Orders has quoted \$325.00 to remove the carport numbers and install new numbers provided by Association. I am working on the best way to order the required 257 numbers. When I looked at Home Depot on line they were \$5.63 each which would be over \$1,500.00 with tax. Upon Board confirmation of project, the most cost effective way will be put in place.

Respectfully submitted,
Peggy M. Semsey
Droperty Manager

Property Manager,

Management and Associates

East Lake Woodlands Cluster Homes Improvement Association Unit Four, Inc. Homeowner Resale Report Escrow Date: 3/1/2021-4/12/2021

4/12/2021

New Owner	Unit Address	Lot #	Previous Owner	Process Date	Escrow Date
BRENDA M. DAHMAN	90 Colette Ct	93	Joanne L Valentin	4/6/2021	3/30/2021
KRISTIN A. and JAMES S. PFEIFER	60 Poole PI	59	LORI A. EVANS	4/6/2021	3/29/2021
THOMAS A. and ROANNE BARRON	285 Tads Trl	37	Jose D Smith & Ana Pieronowski	3/22/2021	3/12/2021



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1.888.RED.TREE

www.redtreelandscapesystems.com 5532 Auld Lane, Holiday FL 34690

Landscape Enhancement Proposal EAST LAKE WOODLANDS CLUSTER 4

20 Poole Place

Attention: Ms. Peggy Semsey

March 25, 2021

Scope of Work

ltem	Cost
Remove dead plant material & debris removal	\$100.00
Install (6) 3-gl Arboricola with red mulch	\$180.00





TOTAL COST: \$280.00

Authorized Signature to Proceed

Date of Authorization



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5532 Auld Lane, Holiday FL 34690

Landscape Enhancement Proposal EAST LAKE WOODLANDS CLUSTER 4

45 Tads Trail

Attention: Ms. Peggy Semsey

March 25, 2021

Scope of Work

ltem	Cost
Rip out & debris removal	\$700.00
Install (15) 3-gl Arboricola with red mulch	\$420.00





TOTAL COST: \$1,120.00

Authorized Signature to Proceed

Date of Authorization



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Branch Removal Proposal EAST LAKE WOODLANDS CLUSTER 4

190 Tads Trail

Attention: Ms. Peggy Semsey

March 25, 2021

Scope of Work

- Remove branch over back lanai
- Includes debris disposal





TOTAL COST: \$650.00

Authorized Signature to Proceed

Date of Authorization

J Duro Co. 2667 SABAL SPRINGS CIRCLE, UNIT 205 CLEARWATER, FL 33761 727-503-2902 jduro.co@yahoo.com

Estimate

ADDRESS
EAST LAKE WOODLANDS
CLUSTER HOMES UNIT
FOUR IMPROVEMENT
ASSOCIATION, INC C/O
MANAGEMENT &
ASSOCIATES
720 BROOKER CREEK BLVD
206
OLDSMAR, FL 34677

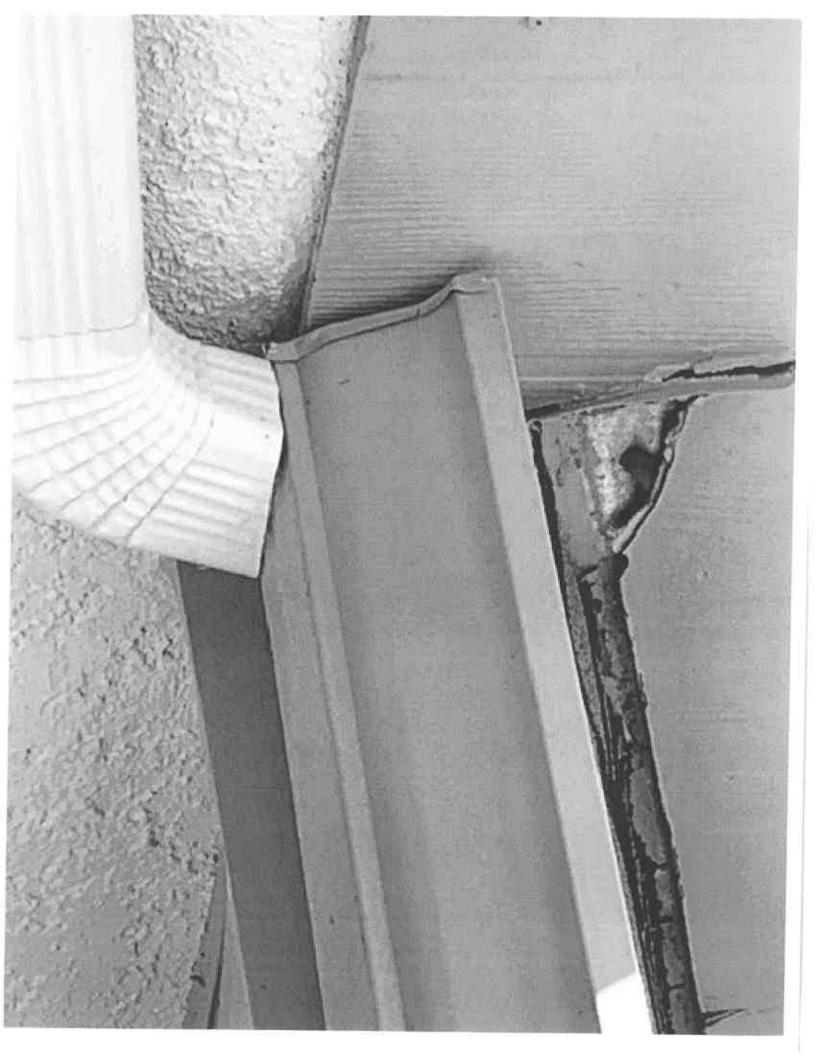
ESTIMATE # 1207 DATE 04/02/2021

WO# 2021-C18-00033		TOTAL			780.00
	Labor & Materials			780.00	780.00
	PAINT	PRIME & PAINT	3	0.00	0.00
	INSTALL	RE INSTALL CEDAR WOOD FASCIA	1	0.00	0.00
	INSTALL	INSTALL NEW 4 SHEETS HARDI BOARD	1	0.00	0.00
	REMOVE	REMOVE CEDAR WOOD FASCIA, REMOVE 4 SHEETS HARDI BOARDS	1	0.00	0.00
DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT

Accepted By

20 POOLE PL OLDSMAR, FL 34677

Accepted Date



Architectural Log - Cluster Group 4

wednest #	Request #	Request #	Request #	Request #	Lot Request#
3442 APPROVED	56 30 Poole Pl	23 230 Tads Trl Status 3546 APPROVED	3634 APPROVED 24 240 Tads Trl Status 3608 APPROVED	3660 APPROVED 29 15 Tads Trl Status	Address 64 110 Poole P! Status
3/5/2021	Start Date	Start Date 3/16/2021	3/26/2021 Start Date 3/24/2021	3/29/2021 Start Date	Start Date
Next Action Date 4/19/2021	BRYANT R.	Steven E & Next Action Date 5/2/2021	5/16/2021 Michael Carlo Next Action Date 5/8/2021	5/16/2021 Ot Raziya Charaniya Next Action Date Res	Owner Jewel R & Next Action Date
Request Type Windows	BRYANT R. HEMAN and ALEXIS L. TAGUE	Steven E & Cindy L Rogers uction Date Request Type		Other araniya Request Type	Owner Jewel R & Marilee R Pruitt ction Date Request Type
Action Printed 'Arc Approval' for BRYANT R. HEMAN and ALEXIS L. TAGUE Ready to send: 'Arc Approval' Advanced to 'ApPROVED' Advanced to 'Architectural Request' Created new Architectural Request of type 'Windows'.	Created new Architectural Request of type 'Lighting'. Printed 'Arc Approval' for Steven E & Chidy L Rogers Ready to send: 'Arc Approval' Advanced to 'APPROVED' Cluster Group 4	Ready to send: 'Arc Approval' Advanced to 'AppROVED' Advanced to 'Architectural Request' Created new Architectural Request of type 'Lighting'. Cluster Group 4 Action	Advanced to 'Architectural Request' Created new Architectural Request of type 'Landscape'. Printed 'Arc Approval' for Razlya Charaniya Ready to send: 'Arc Approval' Advanced to 'APPROVED' Cluster Group 4 Action Printed 'Arc Approval' for Alich of Code.	Advanced to 'Architectural Request' Created new Architectural Request of type 'Other'. Printed 'Arc Approval' for Jewel R & Marilee R Pruitt Ready to send: 'Arc Approval' Advanced to 'APPROVED' Cluster Group 4 Action	Group Cluster Group 4 Action
3/5/2021 3/5/2021 3/5/2021 3/5/2021 3/5/2021	3/16/2021 3/16/2021 3/18/2021 3/18/2021 3/18/2021 3/18/2021	3/24/2021 3/24/2021 3/24/2021 3/24/2021 3/24/2021	3/26/2021 3/26/2021 4/1/2021 4/1/2021 4/1/2021 4/1/2021	3/29/2021 3/29/2021 4/1/2021 4/1/2021 4/1/2021	