

**ELW Cluster Homes Unit Four
Manager's Report
April 14, 2025**

Administrative

There is only one pre-lien in place. Unit in Lien has paid through March 31, 2025.

New Ownership Report – Unit 110 Tads Trail was sold by Jose Diaz to Adeel Shahzad Farooqi.

Leasing Amendment – pending final changes from Attorney.

Corporate Transparency Act – still suspended at this time.

Board Certification Course – all Board Members have completed and submitted their 4-hour Board Certification Course, which is good for 4 years. An additional 4 hours of continued education per year is required. This can be 1 – 2-hour courses on any subject.

Repair and Maintenance

G.A. Nicols – Drainage Work – scheduling meeting will be taking place on Tuesday, April 15th. Work is expected to be completed within 2 weeks. Request was made to be advised when crews will be on site.

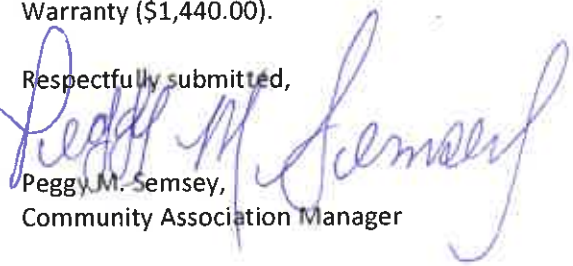
A & B Aquatics will perform the first treatment on Friday, April 18th, and then the remaining 3 treatments every 2 weeks.

Redtree Landscape has completed the Tree and Landscape Enhancement Project.

John Duro has quoted \$3,600.00 to remove the vinyl and install Hardi-board on storage units at 10-20-30 Poole Place.

Redtree has quoted \$8,325.00 to install and areas for 3,700 square feet of sod. Common island at 40 Poole Place will be cleaned up with removing vegetation and installing 120 Minima Jasmine, under Warranty (\$1,440.00).

Respectfully submitted,



Peggy M. Semsey,
Community Association Manager