

**ELW Cluster Homes Unit Four
Manager's Report
May 12, 2025**

Administrative

There are no liens in place currently. The unit with pre-lien has pending payment that was made today.

New Ownership Report – there are none since last report.

Leasing Amendment – Attached

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.

Insurance Valuation will be due in 2026 for the values of the buildings. The last report was done by FPAT in 2023.

March & McMillin CPAs provided the 2023 and 2024 tax preparation and Review Financial Report in the amount of \$900.00 for each year.

Repair and Maintenance

Notice of Commencement has been sent over to Palm Harbor & Dunedin Electric for main disconnect at 275-285 Tads Trail.

G.A. Nicols – Drainage Work – contracted work at 50 Tads Trail, 70 Tads Trail, and 60 Tads Trail has been completed. Further investigation is getting done on drainage at 60 Colette.

John Duro is addressing stucco and painting the buildings where electric meter boxes /timers were removed. Project is scheduled for 5/13.

Redtree is providing a quote for sod and vegetation replacement at 40 Tads Trail.

Four (4) contractors have been requested to quote the removal of the island at the roundabout in front of 20 Colette, and pave. The contractors are Florida Paving, Parking Lot Services, Driveway Maintenance, and A&A Tampa FL Contractor.

A & B Aquatics will perform the first treatment on Friday, April 18th, and then the remaining three treatments every 2 weeks as follows, 5/2, 5/16, and 5/30.

Respectfully submitted,

Peggy M. Semsey,
Community Association Manager