ELW Cluster Homes Unit Four
Manager's Report
March 9, 2026

Administrative

There is one (1) pre-lien in place currently, pending lien status.

New Ownership Report – There are no new resales since last report January 31, 2026.

Board Certification – All Board Members must complete annual continued education courses totaling 4 hours.

Ken Verzyl can administer the Website, labor only for $65.00 er month, not including hosting, domain registration, and other fees that come up. Hosting fees are estimated at $11.00 a month. These are ball-park figures, and I will have Ken provide formal proposal of all that is required, should the Board wish to pursue.

Repair and Maintenance

MAILBOX UPGRADE - J. Duro quoted $180.00 per box, per attached quote. Creative Mailbox – quote pending.

Monument Signs – signs are finishing up in production and can be expected to be installed within the next 2 – 3 weeks.

Painting Quotes – The Daily Group-$106,900.00, Munyan Painting-$132,957.00, Florida Protech-$79,500.00. Proposals to be reviewed for consistency in what is being quoted.

Vendors have been contacted to provide a mill/pave and sealcoat estimates. Driveway Maintenance, Florida Paving, Gator Grading and Paving, and Parking Lot Services.

Respectfully submitted,

Peggy M. Semsey,
Community Association Manager