

Administrative

There are no pre-liens, or liens currently.

New Ownership Report – 110 Evelyn purchased by CR Property Acquisitions from Richard Miller, 25 Tads Trail purchased by George Harrington III from John Offenbecher, and 20 Evelyn purchase by Jonathan and Abigail Swedberg from Dawn Yvonne LLC.

Board Certification – All Board Members have completed the **4-hour Board Certification**, which is good for 4 years of continued service. Board **continued education courses totaling 4 hours annually, is required on any subject**. These courses are offered free of charge, as a client of Becker Lawyers. Links are sent to Board Members for these courses when received.

Contract/Retainer with Kenneth Verzyl has been executed, \$40.00 per month.

Steve Mezer, Association Attorney has confirmed that a quorum of the Board would be 4 for the 2026. Amendments pass with a 2/3 vote of membership.

FPAT has quoted \$1,870.00 to provide the updated insurance valuation that is due in October, 2026.

Repair and Maintenance

Sidewalk Estimates – Update –Three (3) contractors have been given an RFP those being Dolfan Construction, Florida Pavement Services, and G.A. Nicols. Dolfan Construction quoted \$30,875.00, Florida Pavement has quoted \$29,969.00, and G.A. Nichols quoted \$43,619.00. AMI quoted \$35,017.00 with bulk discount to \$31,617.00. AABC Concrete has submitted a quote for \$19,825.00. An additional amount of \$850.00 is for the culvert repair at 50 Tads Trail, and \$3,745.00 for the sidewalk replacement along the preserve at 10 Colette Court.

MAILBOX UPGRADE - J. Duro installed upgraded box for Board assessment. (\$180.00 vs. \$100.00 box-material only) Labor is more reasonable when replacing multiple boxes.

Painting Quotes – The Daily Group-\$106,900.00 has confirmed a 2027 project commencement and 5% discount using Florida Paints for a total contract amount of \$101,550.00.

J. Duro – Est. 1994 10 Evelyn Carport/\$3,400.00, Est. 1996 80-90-100 Pool Carport/\$3,700.00.

AMI quoted \$3,654.00 for exploratory on the erosion at 50 Tads Trail, but felt the exploratory was not necessary, and quoted the repair in the amount of \$42,623.20 with a bulk discount to \$36,229.72. G.A. Nichols has quoted \$6,975.00, plus additional plus and pipe replacement cost in the amount of \$700.00 for plug and \$2,877.00 for pipe.

RedTree Quotes – 230 Tads Pine Removal-\$2,750.00/Sod Replacement-7,475.00/ArborCare-\$12,650.00.

Sincerely, Peggy Semsey