

**EAST LAKE WOODLANDS PINEWINDS CLUSTER HOMES UNIT ONE ASSOC., INC.**  
**MANAGER'S REPORT**  
**MAY 22, 2025**

**Collections/Liens** – There are no liens in place currently.

**Change of Ownership** – Change of Ownership is as follows:  
270 Pinewinds – Todd Moeller sold to Andrew Sirna  
100 Morning Dove – Charlene Mangialardi sold to Brenda Lewis  
20 Summerwind – Jean Simmons sold to Terri and Frederick Kenefsky

Unit 70 Morning Dove will be going on the market. Realtor is aware of the application process.

**Administrative**

Corporate Transparency Act Filing still in suspension.

Reminder: Board Certification (4-hour Course) is required no later than June 30, 2025, to be filed by July 1, 2025. Newly elected Board Members at the March 27th Annual Member Meeting will have 90 days from the day of election, June 27, 2025. This Board Certification is good for four (4) years. There is also an additional four (4) hours of continued education per year, on any topic.

March & McMillan CPA's has quoted \$3,800.00 to provide the 2025 year-end financial report in which an "Audit" is required, including the tax return. This can be waived every other year by Membership vote and will be on the 2026 Annual Membership Meeting Agenda. The reporting done for 2024 was a "Compilation". The amount due for this reporting and the tax return is \$600.00.

**Repair and Maintenance**

Pool Troopers – Quote 78998\_1 – Pump Basket - \$48.75

Aqua Pro – Quote 4710 – 2 Rotors - \$662.97

TLC Quotes – 18822 - \$1,650.00 – clean up at guest parking 120 Summerwinds/entry bench  
#18837 – Pre-Hurricane Season Trimming - \$2,550.00  
#18838 – Remove Dead Pines at 165 Pinewinds / install 15 Gallon Slash Pine - \$1,650.00  
#18839 – Plants at Entry/Electric Box - \$713.00  
#18840 – Close in bed at 250 Pinewinds - \$80.00  
#18843 – Grub spot treatment - \$160.80  
#18845 – Roof and Gutters - \$1,890.00

Respectfully submitted,

Peggy M. Semsey  
Association Manager