

**EAST LAKE WOODLANDS PINEWINDS CLUSTER HOMES UNIT ONE ASSOC., INC.**  
**MANAGER'S REPORT**  
**NOVEMBER 20, 2025**

**Collections/Liens** – There are 2 Liens in place, 2 Pre-Liens, and 1 Late Letter processed.

**Change of Ownership** – Unit 200 Pinewinds Boulevard closed, seller Jonathan and Justyna Gale to Richard and Virginia Wilson. Unit 70 Morning Dove was purchased by Susan Rutter, prior owner, Howard Jackson; Unit 135 Pinewinds owned by John Barber is owned by US Bank National Association, as Trustee for Velocity Commercial Capital Loan Trust.

**Administrative**

CD Rates – Edward Jones current rates are as follows:

3 mo. – 3.90%

6 mo. – 3.85%

9 mo. – 3.75%

12 mo. – 3.75%

2 year – 3.80%

**Repair and Maintenance**

Patio Showcase replaced tabletop in the pool area.

Countryside Locksmith repaired the lock on the pool gate.

AquaPro Irrigation quoted \$850.00 to repair break at 110 Birdsong at oak tree.

TLC Quotes – Est. 18838-Remove 2 dead Pines, flush cut at 165 Pinewinds/1 dead Pine in Birdsong Island, no charge and install 2 15-gallon slash pines-\$1,650.00; Est. 18943-\$406.00 grind Pine tree stump, install sod, Bird of Paradise, and viburnum.

Massey Contract renewal came in at \$9,315.90 and was negotiated to \$8,892.00.

Respectfully submitted,

Peggy M. Semsey  
Association Manager