

EAST LAKE WOODLANDS PINEWINDS CLUSTER HOMES UNIT ONE ASSOC., INC.
MANAGER'S REPORT
MARCH 27, 2025

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

Change of Ownership – Change of Ownership is as follows:

New-Granice M. and Jill A. Wall – 90 Morning Dove – Previous-Margaret M. Fanning
New-Herbert H. Chavanne and Deborah Marshall – 175 Pinewinds - Previous Nancy M. Lopes
New-Jacquelyn S. Bruner - 60 Morning Dove – Previous - Lawrence A. and Lisa A. Sabol
New-Julie J. King – 10 Morning Dove – Previous Jill M. Sutcliffe

Administrative

Corporate Transparency Act Filing is currently suspended.

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.

Lease Status – Lot #19 has confirmed that there is no renter occupying the unit. When resident is out of town, significant other stays in the unit when the owner is gone. The meeting with resident took place on February 21st, and the letter was referred to that was forwarded to the Board on February 17th. Resident would be happy to meet with the Board upon her return at the end of April.

Repair and Maintenance

Bay Area Fence Factory completed the fence installation at 170 Pinewinds Boulevard, on Thursday, February 6, 2025.

The roof project is completed, and the contracted amount has been paid. The only outstanding invoices are the wood replacements that need to be reviewed. There is a credit of 4 sheets of plywood per building. A credit in the amount of \$240.00 will be applied for painting inadvertently done by our contractor that should have been done by Arry's Roofing. All Wind Mitigation inspections have been completed for Section C-I roofs, and reports have been emailed to each resident. GAF Warranties are in place for Section C. All reports will be posted on the Fronsteps Portal.

Pool Troopers has quoted \$194.77 for the updated pool sign to include the depth, per Department of Health Regulations.

Aqua Pro has quoted \$1,848.86 to replace 2 valves stuck in the open position.

Respectfully submitted,

Peggy M. Semsey
Association Manager