

**CLUSTER II
MANAGER'S REPORT - NOVEMBER 18, 2024**

ADMINISTRATIVE

Liens – There are no liens in place currently.

Change of Ownership – There are none.

Director Education is required, and all Board Members must take a 4-Hour Division Approved course, Annually. Current directors must complete within 365 days of July 1, 2025. The open seat on the Board of Directors for the upcoming annual meeting will have to do the 4-hour course within 90 days of election. Four (4) hours of continuing education on any topic is required annually. Transparency Act – Board Members are required to provide identification and register with the state no later than July 1, 2025.

The association must send physical or digital copies of the governing documents to every member. The Association can post the documents on the association website if it sends notice to the owners that the website will be used for posting such materials.

Repair and Maintenance

- David Swingle - \$700.00 for 14 Queen Palms – All Palm Trimming Estimate –\$2,495.00 per service.
- David Swingle quoted \$1,225.00 to remove tree debris behind 10 Michaels/CLS quoted \$1,590.00.
- David Swingle quotes \$7,975.00 to remove 2 declining Oak Trees behind 260 Michaels. Quote pending for removal of Oak between 10-20 Michaels.

CLS Landscape removed Hurricane Debris in the amount of \$730.00.

The following quotes have been received for roof replacement: No further update a/o 11/18/2024:

Lamberts Roofing - \$430,100.00

Acoma Roofing - \$462,280.00

Arry's Roofing - \$451,350.00

Green Tech – Tamko Product-\$359,255.00/GAF Silver-\$376,875.00/Gold-\$390,090.00

True Roofing was contacted for competitive quote.

John Duro has been contacted to provide a quote to remove the T-111 from the rear of units 330 and 340 by the a/c and install stucco – quote pending.

Mulch Installation – Dave's Prime Cuts – Front and Sides \$3,700.00/\$4,044 Front, Sides, Rear.

Respectfully submitted,

Peggy M. Semsey, Community Association Manager