

**CLUSTER II
MANAGER'S REPORT
MARCH 17, 2025**

ADMINISTRATIVE

Liens – There are no liens in place currently.

Change of Ownership – There are none.

Board of Director Education is required, and all Board Members must take a **4-Hour Division Approved course, annually**. Current directors must complete by July 1, 2025. Newly filled seat on the Board of Directors will have to do the **4-hour course within 90 days of the election**. **Four (4) additional hours of continuing education on any topic is required annually**. Corporate Transparency Act – this has been suspended, again, but if reinstated will be due by July 1, 2025.

Repair and Maintenance

- David Swingle - \$700.00 for 14 Queen Palms – All Palm Trimming Estimate –\$2,495.00 per service.
- David Swingle has revised quote dated December 9, 2024, to remove debris behind 10 Michaels, along with 2 tree trunks, remove 2 declining Oak Trees behind 260 Michaels all with stump grinding in the amount of \$13,325.00, which was revised on February 17, 2025 to \$10,400.00.

John Duro - quote pending to remove the T-111 from the rear of units 330 and 340 by the a/c and install stucco - \$2,400.00, unit owner to hire electrician. P.J.&J. is quoting this as part of the wood replacement project.

G.A. Nicols has quoted \$11,925.00 for various storm water drain cleaning and erosion/pipe repair, noted individually per area.

Respectfully submitted,


Peggy M. Semsey
Community Association Manager