

**CLUSTER II
MANAGER'S REPORT
JANUARY 15, 2024**

ADMINISTRATIVE

Liens – There are no liens in place currently.

Change of Ownership – There are none.

Spectrum provided a Cable-Only Contract in the amount of \$30.00 per unit. Currently 21 Units/62% currently have internet services with Spectrum.

Repair and Maintenance

Joe with Hammerhead is available on Friday, January 19, 2024, to meet on site and walk community to identify roofs and fences that need to be cleaned.

P.J. & J. Construction quoted \$500.00 to repair the damaged ceiling and soffit at the entry of #190 Michaels Circle.

Unit #250 had the door painted in the amount of \$75.00.

Unit 320 will be removing unauthorized plants. The newly installed entry plant would have grown to 4 ft. The resident was advised that the plant was not authorized, and that an ARC Application would be required for all modifications, and that the plant would potentially be denied. The resident responded that all unapproved vegetation was going to be removed.

Respectfully submitted,

Peggy M. Semsey
Community Association Manager