**CLUSTER II**

**MANAGER’S REPORT**

**SEPTEMBER 16, 2024**

**ADMINISTRATIVE**

Shape

**Liens –** There are no liens in place currently. Resident with a $19.00 balance has been advised, and they acknowledged that this will be addressed.

**Change of Ownership** – There are none.

HB1029, regarding available grants, strictly pertains to Condo Associations governed under FL Statutes 718.

Director Education is required and all Board Members must take a 4 Hour Division Approved course. Annually 4 hours of continued education is required. Current directors must complete within 365 days of July 1, 2025.

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 trimmed palms in July in the amount of $1,015.00. This was for 17 Queen and 7 Canary Palms.

Palm Trimming Estimate – 2X Annually - $2,495.00 per service.

Brazilian Pepper Tree trimming that was omitted from the bulk contract can be cut back for $350.00, ($225.00 was the bulk contract rate).

The following quotes have been received for roof replacement:

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. The cost to install metal roofing is not feasible.

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.

Respectfully submitted,

Peggy M. Semsey

Community Association Manager