

**CLUSTER II
MANAGER'S REPORT
MARCH 18, 2024**

ADMINISTRATIVE

Liens – There are no liens in place currently.

Change of Ownership – There are none.

Repair and Maintenance

Joe with Hammerhead was called to reassess some of the roofs that were done on February 23rd, as it was reported that it was a windy day, and some areas of roof were not cleaned properly.

P.J. & J. Construction did a walk around with Linda Roberson, Maggie Kasper, and Property Manager. Jim went back out to reassess the small gables after the initial walk and found a lot more rotting wood on the gable at 140 Michaels requiring at least 4 sheets to be replaced.

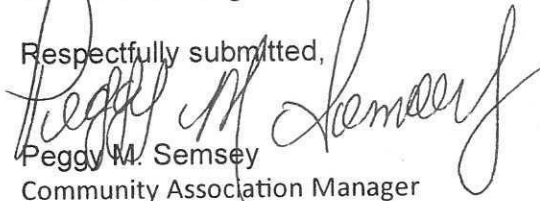
David Swingle was contacted and confirmed that the palms that get “booted” are Sabal and Washingtonian Palms. The estimate for Cluster 2 has Queen, Reclinata, and Canary Palms. Palms will have a neat appearance when trimmed. David recommended that we wait a couple of weeks to assess the hardwood tree trimming/removals. A Friday in April was recommended between 10:00 a.m. – 2:00 p.m.

CLS Landscape has reduced the quote from \$680.00 to \$425.00 to cut out all undergrowth from all Reclanata Palms and maintain them, moving forward. The clarification of Reclanata Palms is not specifically noted in the contract.

Parking Lot Services has quoted \$11,471.00 to repair/replace Miami Curbing/Gutters in noted areas, and \$1,627.00 to repair damaged asphalt at unit 260 Michaels.

Suncoast Rust Control submitted a quote for irrigation well system in the amount of \$300.00, per month. Joe with Hammerhead said that he would not be able to maintain the sidewalks iron-free from the irrigation wells.

Respectfully submitted,


Peggy M. Semsey
Community Association Manager