

March 12, 2024

Managers Report

Management will continue to work on the website for updating and revamping purposes.

The General Manager will be working closely with department leads to schedule open punch list items throughout the property.

Management has continued to review the association documents and the policies that are in place.

Management is still working on wood rot, stucco repairs, and electrical information for the property.

Per the Association Rules and Regulations, trailers and boats are not allowed on property March through August.

The Website company has been working with the General Manager on the community website.

The association office is working with Coastal Accounting on the year end audit.

The association has contacted the trash chute chemical company to inspect and repair all three odor control machines within the chutes. Vendor is waiting to confirm site visit date- either next week or the second week in March.

Pine Straw has been ordered for the property and will be delivered Friday, March 15, 2024.

Luggage carts/ luggage buggies have been ordered for the property to replace the rusted out luggage buggies.

Management is looking into new speakers on the pool deck due to rust.

The sign on the *big blue beach chair* (west end) has been reinstalled.

Spring Break Rules have been posted on the Owners Website.

Management has reached out to a few local powder coat companies for quotes to dip the letters of the entrance sign. Each letter looks extremely faded.



A leak detection company was onsite March 11, 2024 to investigate the leak in the indoor hot tub area. The repair has been made. This amenity will be open this week after proper cleaning.

The Association experienced a fraud charge where a police report was filed. Management is working with the bank to investigate and collect the funds again. Board Member's for more information, please contact the Board President and or the Board Treasurer.

With the help of the Board, Management is working on a slide show for display in the Guest Services office.

Management has been working with the staff on enhancing the property registration experience.

Vendor Update

Pools

Southern Pools and Spa will be addressing the perimeter cracks on the indoor and outdoor pool within the next month.

Management is still waiting for scheduled dates that does not impact the guest and or owner experience.



Slider and Window Install

Window World has given the Association a list of units that parts needed to be ordered for. Management has also shared a list of units regarding a “whistling” noise. Management is waiting for a confirmation date for Window World to be back onsite.

Management will be scheduling city inspections as one of the final steps for the close out process.

Elevator Mod

Cavinder Elevator is scheduled to begin elevator 4 moderation project on January 22, 2024.

GM is working with **Cavinder** on the flooring, cladding and cab install.

After recent discussion with Cavinder Elevators, the Association has been given an updated quote for epoxy flooring within the elevators. Epoxy flooring is not included within the submitted scope of work.

Night Swimming- Permit Process

Bay Engineering Solutions has been onsite multiple times. The Association is patiently waiting for a proposed lighting plan.

Front Exit Gate

The Association is waiting for the exit gate motor to be delivered.

Balcony Tile Removal

Management is collecting bids for this project.

Front Walkway- Repaint

Management is collecting bids for this project.

Beach Surfboard Showers

The surf board's for the board walk showers were picked up last week. Once the Manager has a delivery date, this information will be shared within a managers report.

Lawn and Pesticide Care

Brock Pest Control will begin a monthly lawn treatment in March in efforts to provide and protect the grass and plants with proper nutrients.

East and West Laundry Room

Board and Association Personnel are exploring adding a mini split hvac system, in efforts to create air flow. Below is a photo of a similar system that the Association is exploring to install in the spaces. The Association will be investigating cost and types of new laundry machines once this space is completed with the contracted vendor.

C Sharpe

The work from C Sharpe is almost complete. Management and a Board Member will be conducted a walk through with C Sharpe Friday, February 23, 2024. **C Sharpe will be back onsite to correct the painting on the ceiling of the underneath canopy on Wednesday, March 13, 2024.**

Bikini Bob's

Management is working with Bikini Bob's on recommendations from the Association's insurance carrier for the restaurant.

Upcoming Taks and Objectives for 2024

Grounds will be pressure washing the sidewalks and pool deck - Weather Permitting

Pine Straw install.

Grounds and Building will be working on stairwell paint project.

Balcony Tile Removal

Milestone Inspection Obligations

Vendor Relations

Enhancement opportunities throughout the property.

Timeshare Division Operations

Completion of obtaining correct permits for the property.

Gym Equipment

Enhance Owner Experience regarding Maintenance Work Order Communication

Gather quotes for pavement options for the north and full parking lot.

Gather quotes for repainting on tennis courts and shuffleboard courts.

Association Website for Owner Information

www.summit-resorts.com

If you are needing assistance regarding the association website log in, please contact the Owners Association Office.

