

June 17, 2024

Managers Report

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

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

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

Management has scheduled site visits with stucco vendors for areas throughout the property including perimeter wall cracks, milestone recommendations, cracks from window installs and normal wear and tear on the property.

Management is working on the Milestone Inspection Requirements which the Association has met with a few vendors regarding the requirements.

Management is working on insurance appraisals.

Management is working on the Annual Meeting Mailing and the Owner Gathering as followed.

**Request For Proposal**

Management is working with the Board of Directors on a RFP for the upcoming contract within the Student Break Building.

**Ground Electrical Rooms**

Management is working with MK Webber and C Sharpe regarding the recent C Sharpe Contract. Both vendors are working on replacing the electrical room doors to the proper required fire rated doors.

**Landscaping**

The palms will be cut the week of June 24, 2024.

**East and West Laundry Room**

Management is collecting bids on new machines for the two laundry rooms.

Maintenance will be scheduling the mini split in the east laundry room after the upcoming holiday season.

**Suncoast Outdoor Furniture**

30 Loungers have been delivered. The Association is scheduled to receive an additional 15 loungers before the 4<sup>th</sup> of July. There are currently 146 Loungers, 56 chairs and 16 tables on the pool deck.

**Window World**

Management is still working with Window World to complete the window world and slider project.

Window World will be sending updates for equipment and unit access to the GM to complete this project.

**Photometric Survey Bids**

Management and the Board of Directors are collecting bids with the results of the photometric survey for the community to bring the wet pool deck areas up to the state requirements.

**Cavinder Elevator Update**

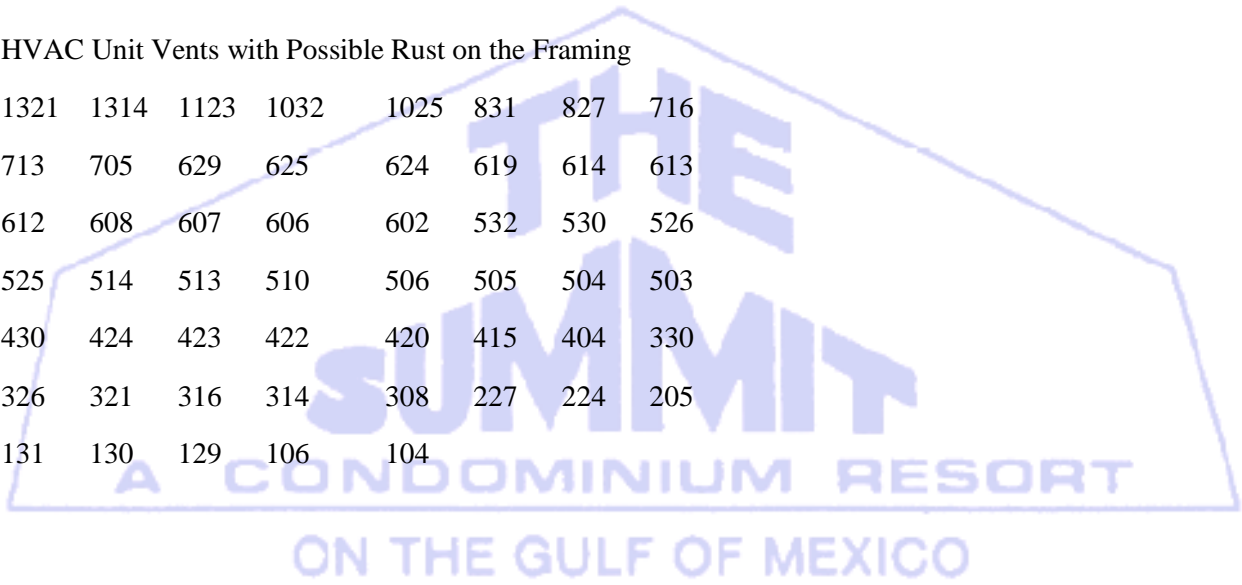
Elevator 4 will be inspected June 27, 2024. The cladding has been rescheduled to be installed the week of August 19, 2024 in efforts to support the experience here at The Summit.

**Rust Stains throughout the Property**

During a recent property inspection, Management has noticed rust stains from HVAC vents located throughout walkways on the property. If your unit is listed below, please see an attached example of the condenser frame rusting behind the wall vent cover. Management will be working on addressing rust residue throughout the property in efforts to protect and enhance the property values here at The Summit. \*\*Please note, repairing the condenser framing is not something the in-house maintenance team can address on behalf of Owners.\*\*

**HVAC Unit Vents with Possible Rust on the Framing**

|      |      |      |      |      |     |     |     |
|------|------|------|------|------|-----|-----|-----|
| 1321 | 1314 | 1123 | 1032 | 1025 | 831 | 827 | 716 |
| 713  | 705  | 629  | 625  | 624  | 619 | 614 | 613 |
| 612  | 608  | 607  | 606  | 602  | 532 | 530 | 526 |
| 525  | 514  | 513  | 510  | 506  | 505 | 504 | 503 |
| 430  | 424  | 423  | 422  | 420  | 415 | 404 | 330 |
| 326  | 321  | 316  | 314  | 308  | 227 | 224 | 205 |
| 131  | 130  | 129  | 106  | 104  |     |     |     |





Part of the Association Beach Board Walk has been repainted.

