

**June 3, 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 ordered 8 new replacement covers for the pool speakers.

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 has followed up with FPL regarding the recommended ventilation for the east and west electrical rooms. The Association has been directed to the Fire Marshall and Building Official regarding this inquiry. After speaking with the Building Official and the Fire Marshall, the doors do not need to have a vent however, the door must be a 90 minute fire rated door and have air flow. Management has reviewed the specs from C Sharpe that were created by MK Webber Engineering, the doors that have been installed are impact doors not fire rated doors. Management will need to speak with a Board Member on replacing the doors to meet what is required for the two ground floor electrical rooms.

Management spoke with MK Webber Engineering and is waiting for a follow up on this topic.

Maintenance has conducted a trash chute inspection as of the second quarter of 2024.

The June Pest Control Schedule has been placed on the Association Website.

Management has identified water shut offs in the center storage closets.

**Landscaping**

Management has contacted two local landscape companies for hydroseeding areas of dead weeds now that the community has a professional chemical company to provide proper care for grassed areas onsite.

Management is replenishing the river rock throughout the property.

**Pool Lights**

Management has gathered fixture cost and lift cost to repair the three 30-foot pole lights. Management has placed caution tape on the bottom of the light for safety.

Management has ordered a lift to replace this fixture, but the lift was inoperable which the company has been contacted for a new lift to be delivered the first week of June.

Management received email communication from System Services and Engineering the week of May 27, 2024, stating that the photometric survey should be completed by the first week of June.

### **East and West Laundry Room**

The interior of the west laundry room was deep cleaned on Wednesday, May 29, 2024. Fresh paint began on Thursday, May 30, 2024.



### **Southern Vending**

This vendor has an outstanding payment history. The SOA does not have record of receiving payment from Q2, Q3, Q4 from 2023 and Q1 from 2024. Vendor has requested a payment plan of payments being made every week until the vendor is caught up. The vendor has made two payments. Quarter 3, 2023- \$845.35 and Quarter 4, 2024- \$569.67. The vendor is still outstanding on Quarter 2, 2023 and Quarter 1, 2024.

### **Suncoast Outdoor Furniture**

Suncoast Outdoor Furniture recently picked up 15 loungers for repair. Management has ordered more loungers however the 16-inch loungers have a lead time of over 8 weeks. Management has ordered 30 12-inch loungers which will be placed on the south side each pool for the first row. Loungers should be delivered within the first week of June.



### **Art Construction**

After months of sending photos of concerned areas of the main roof, GAF (material warranty company for the TPO roof) has honored the photos and has sent confirmation that a claim is now open for the roof. GAF scheduled a representative from Art Construction to come onsite Friday, April 19, 2024 however, the vendor canceled and Management is asking for a site visit this weekend and or Monday morning.

Management has requested a quote from Art Construction for an annual roof inspection for future documentation if the Board wishes to have one done.

### **Triple H Welding**

Triple H Welding will be onsite the week of June 3 to weld a hole in the center trash chute and to look at the exit gate. This vendor worked on the exit gate approximately 2 years ago where their professional opinion was to replace the components inside the stucco in addition to the hinges.

### **Beach Surfboard Showers**



Delivered on June 3, 2024 and will be installed the week of June 3, 2024.

### **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.

### **Cavinder Elevator Update**

Management was told on Friday, May 31, 2024 that the elevator project is now estimated to be completed the week of June 17<sup>th</sup>.

### **Upcoming Taks and Objectives for 2024**

Milestone Inspection Obligations Vendor Relations

Enhancement opportunities throughout the property. Timeshare Division Operations

Completion of obtaining correct permits for the property.

Gym Equipment

Repaint pavers on the northside of the property.

## Second Quarter Recap and Recognition of 2024

- The first month of Q2, the community received fourteen 5-star google reviews.
- Management has approved the electrical work needed for the mini split system in the laundry rooms- east and west.
- Management has received gym equipment information from owners which will be reviewed this quarter.
- Window Frames and Door Frames received a fresh paint boarder.

