

July 5, 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.

The Annual Meeting Date is September 21, 2024.

The Owner Gathering is still being reviewed and discussed by the Board of Directors.

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 waiting for a follow-up with C Sharpe to discuss the install and replacement of the doors. Management is waiting for a scheduled date.

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 4th 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.

Bay Engineering Solutions has submitted a bid.

System Services and Engineering is still working on a bid.

Facility Solutions Group is still working on a bid.

Cavinder Elevator Update

Elevator 4 did not pass the State Inspection Friday, June 28, 2024. A copy of the State Inspection can be found on the Owners website.

Elevator 4 did not pass the state inspection for two main reasons specifically regarding life safety

- 1- The fire alarm for elevator four is triggering all of the elevators.
 - a. As an example: If there was a fire near elevator 4 or in elevator four, it would stop all 4 elevators onsite where people could only evacuate via stairs.
- 2- The governor (what catches the cab if and when it falls) is not catching the cab. The governor has not been replaced where apparently the previous tech used it for another project and the current new tech had no idea. The representative with Cavinder is going to give me an update on Monday when they expect to have a governor for elevator 4.

Cladding Install for Cab 4 has been scheduled for August 19, 2024.

Elevator 2 is having numerous issues. Management has requested for Cavinder to come out and inspect the entire cab on each floor to avoid future problems.

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



The Grounds and Building Division painted the rust stains throughout the property, removed the rust on the railings, and cleaned the dirt off of the ceilings above the HVAC vents. Please see before and after photos below.

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South side storm drains

The property has two storm drains on the south side of the property.

- The red x's are storm drains and the blue "x" is for the pool wash out.
- Frankwood and Son's was onsite to clean out the RED X's. The WEST (left) storm drain, they will have to come back. It appears that someone over time might have poured mortar or drywall down the storm drain which has completely hardened.



Below is what was removed 6 – 8 feet within the west side storm drain.



Timeshare Division

The Board of Directors will be discussing the timeshare division at a scheduled open Board of Directors Meeting- July 24, 2024 at 6 pm CST.



Before and After Photos

