

Lakeside Village
Manager's Report
August, 2011

1. Painting completed, still need walk through and punch list.
2. Prepared and posted multiple notices concerning painting schedules.
3. Deck repairs completed. Still have one railing to do and then all decks (2nd and 3rd floor) will have compliant rails.
4. Patio fence replacements completed.
5. Repairs to the main fence completed. This is something that will need to be done on a yearly basis. There are a number of the fence boards that are marginal and most likely will need replacement next year.
6. Carports had a number of the 2x8 in front of the post replaced for the painting.
7. Replaced damaged rain gutter on the south side of the carport opposite Building 2.
8. Storage room doors ordered (11 doors total) - to be installed around Sept 11th. They will have a firm date once the doors arrive.
9. Made minor repairs to the shed on the south side of the property and it was painted. The storage bin in front of the shed, that was overgrown with shrubs was removed and disposed of along with other items left around it.
10. Minor repairs made to the dumpster surrounds for the painting.
11. Selected siding replaced at Building 1 and 2 for the painting.
12. Two transfers made from the reserve account for payment decking repairs and partial payment of painting.
13. The second pool inspection was conducted and the pool passed.
14. Mechanical room for the pool cleaned up.
15. Working with a lender (Chase Mortgage) on completing the FHA Approval. FHA is requiring the Association to increase its fidelity coverage to about \$200,000. I have requested a price from CAD for this. FNMA required us to increase this portion of the coverage about a year ago to \$100,000, which covers 3 months of dues. But FHA requires 3 months of dues plus any amounts in the reserve accounts, which can reach \$100,000.
16. Red van was moved to their reserved parking space to avoid towing.
17. Issued large workorder plus two bid requests on the drainage system around the property. Most issues concern minor repairs and/or maintenance of the existing system. The bids are for connecting the last two downspouts unconnected to the system. One is located at the south end of Building 3, the other is located on the west end of Building 5. Both will require trenching and installing new pipe to connect them to the existing system.
18. Workorder issued to remove dead rhody at unit 516 and make recommendation for new plant.
19. Replied to the Board President of Habitat Condos, they also found the fire alarm work required and no exceptions. They are likewise applying to delay the work until 2012.
20. Workorder issued to repair patio fence at unit 412
21. Workorder for various small items including removal of old bench at Bldg 1
22. Responded to letter from Frank Slattery
23. Compliance letters sent to unit 412
24. A fine was issued against unit 412, they have appealed the fine.
25. Delinquency letters sent out.

