

Lakeside Village
Manager's Report
January 25th, 2022

1. Delinquency letters were mailed out. Late fees were applied.
2. Owner submitted request for ring doorbell to be installed, permission granted.
3. Fire Extinguishers are set for certification/testing 1/31/2022.
4. Annual mailing packet was mailed out 1/20/22 at 1:46pm
5. Condo questionnaire completed for owner in #532
6. Cabana reservation for February 12th all day long
7. Unit #334 closed, welcome packet mailed
8. Unit #315 reported stain on ceiling, in living room, contractor is having difficulty scheduling with tenant. Will keep attempting to schedule.
9. Noise complaint in building #1 noise was during normal hours, sent reminder.
10. New owner information received from #334
11. WO sent for ceiling bubble at #536
12. Letter sent to #313 for feeding of the wildlife, which is **prohibited**.
13. Fire alarm inspections and reports completed
14. Cabana reservation from January.
15. Tree fell at building 4, tree was removed and stump ground down. Need to add mulch to the hole.
16. Mailbox kiosk was damaged from tree WO was issued, kiosk will be rebuilt due to twisted posts.
17. Proposal for concrete near building 3 "Y" received. Tree should be removed, the roots of the magnolia tree run along almost all of building 3. For the concrete work to be completed they will cut roots but not be responsible for the health of the tree if it is not removed and ground out.
18. Water heater from #333 caused damages to 323 and 313. Water heater was replaced in 333, all units have been repaired. No insurance claim
19. DirecTV price increase as of January 23rd, 2022. Still cheaper than Comcast latest proposal.
20. Statement mailed to #321.
21. Quote received for new pool heater, the last repair completed **could** be the last one it has.
22. Water loss in 115, owners' insurance has paid most of loss, waiting for final bill.
23. 2022 Coupon books will be ordered after Annual meeting.
24. ANY CHANGES TO COMMON AREA ARE A VIOLATION OF THE RULES AND REGULATIONS AS WELL AS THE DECLARATION AND ARE SUBJECT TO FINE(S).
25. Cabana is open for reservations. Please email Linsey for more details.
26. Please remember Emergency line is for Emergencies ONLY. Parking complaints are NOT property damaging emergencies. Fire and flood are emergencies. Calls that are not property damaging emergencies will be returned the next business day.

Delinquencies as of today:

Under 90 Days: \$ 3026.98

At Attorney: \$ 0.00

Total: \$ 3026.98