

Lakeside Village
Manager's Report
July 26, 2022

1. Delinquency letters mailed out. **Remember payments are due by the 15th of the month!**
2. Repairs to units #515 and #525 almost complete. Flooring delay in #525 everything else completed.
3. Paving project completed 7/22/2022 in front of carports #4 & #5
4. Lock was cut off and replaced on fire access gate along #312
5. No trespassing signs installed at entrance of walkways that lead to the lake.
6. CAU settlement on Building #5 water loss. Approximate total cost of loss is \$54,050.78, which includes \$20,000 deductible.
7. Owner in #136 inquired about DirecTV service.
8. Draft letter regarding proposing amending the Declaration and Bi-Laws to update to benefit the association as a whole were requested from the attorney.
9. Just a few more water heater forms returned. Owners are failing to comply with association request. 34% returned.
10. Several lights were reported out in Building #5, Jim replaced bulbs.
11. Touch up paint was completed on carport from sealcoating.
12. Email to DirecTV to replace the connection boxes on the building, bid to Board for decision.
13. Board members placed items back into the maintenance room from the cabana.
14. Leak adjustment sent to Lakehaven.
15. Questionnaire completed again for #316, unit closed 7/21, awaiting paperwork.
16. Cabana has had multiple reservations. Thank you, owners for completed the paperwork and submitting deposits.
17. Certificate of Insurance was ordered for unit #514, twice.
18. Two owners asked about window replacement, windows are NOT allowed to be replaced, however the glass and seals are and they are owner responsibility.
19. Owner has submitted request to add beauty bark
20. Pool pump needed repair; pool was closed for a few days due to no circulation.
21. Earthquake policy renewed, increased due to market rates. ~\$4,620.00
22. Owner in #315 asked for plumber recommendations to replace their water heater.
23. Working on coordinating inspection with pool inspector.
24. Fence on 312th broken boards, Jim repaired. Will need to buy more replacement boards.
25. SKFR switched from Tegriss to The Compliance Engine for monitoring.
26. Bid from Aqua Rec finally in for spa repair and options. Board to discuss.
27. Ring camera footage received noticing the cable panel was removed. Most likely not in a malicious way.
28. CAU Risk management representative will be out soon.
29. Owner in #311 reported a leak in his ceiling, work order issued for investigation and repair.
30. Reports of multiple trespassers and illegal activities on property. PLEASE contact the police! As well as sending an email to linsey@ppmsouth.com
31. Updated resident information on unit #533
32. Board member volunteered to paint the plywood sign at entrance and painted the handrail at building #5
33. Oversized items removed from dumpster areas. PLEASE remember the dumpsters are for HOUSEHOLD garbage ONLY! NO FURNITURE, NO TV'S, NO BED FRAMES, ETC! all of these haul aways cost the association money which could result in increase of dues!
34. ANY CHANGES TO COMMON AREA ARE A VIOLATION OF THE RULES AND REGULATIONS AS WELL AS THE DECLARATION AND ARE SUBJECT TO FINE(S).
35. Cabana is open for reservations. Please email Linsey for more details.
36. 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: \$ 2405.32

At Attorney: \$ 5487.05

Total: \$ 7892.27