

Lakeside Village
Manager's Report
March 27, 2012

1. Met with Jim and Zeb (from Tree Resource) and walked property for tree pruning. Asked him to and he agreed to do the job for \$4500, approved by board and work started this week. It was strongly recommended tree pruning be done yearly. Zeb was saying this reduces the size and scope of the work and reduces costs over the long run.
2. Shut off valve replaced at 214, workorder issued for repair of sheet rock. This valve is now in the laundry room area.
3. Issued workorder for replacement of flag light. They are looking for a heavy duty ground fixture to use (hold up better to vandalism) and will repair sign lights when they come back with the fixture.
4. Had unit 132 ceiling checked for water damage. What was found was the taped edges are just coming off; no sign of water damage, most likely cause is age. Having the repairs bid now.
5. Issued work order for repair of edge to cabana counter facing the great room.
6. Workorder issued for repair and cleaning of various gutters and downspouts, along with cleaning the cabana roof.
7. Workorder issued for replacement of 3 posts on the fence along 312th, completed. Thanks to Jim they are now painted as well.
8. Ceiling damage at unit 432 repaired along with roof.
9. Received notice of couch or bench at Building 5. Wrote to the owners of the unit that owned it. Issued work order to remove couch or bench issued, it was gone when they arrived.
10. Sent the appliance repairmen to replace the door seal to the oven in the cabana. He found it was the wrong door for the oven. Does anyone know who did this and when or why?
11. Workorder issued again for unit 111 sheet rock repair. The pipe is inside a heated space and is not normally insulated.
12. Received letter from the Public Health Dept regarding the spa and its disposition. See attached.
13. Spoke to the architect about windows, he declined to do the work at all. Looking for a new company/architect to handle this.
14. Requested bid for replacing section of damaged goose fence on the north side of the property. The existing section of chain link is not worth saving and should also be replaced.
15. Issued workorder for clearing dryer vent at unit 325.
16. Delinquency letters sent out.
17. **Delinquencies as of today:**

Under 90 Days:	3,612.00
At Attorneys	2,885.54
Total:	6,497.54