

Lakeside Village
Manager's Report
September 29, 2020

1. Work order sent out for minor water leak, upper unit tank was loose, owner came to do repair when the plumber was on site.
2. Insurance certificates for homeowner request, times 3
3. Rodents reported in unit in building #5, work order sent out.
4. Refi questionnaire sent for owner in building #1
5. Received two certified mailing from owner on Jim's behalf
6. Tree pruning and removal has begun. This project will take time, please have patience and consideration.
7. Work order sent out for replacement of fascia board on carport #3
8. Welcome packets sent to new owners.
9. Owner requested ledger for mortgage company
10. Received two more certified mailing from owner on Jim's behalf
11. Owner in building #1 has questions regarding payments and coupons
12. Work order sent for south west fence section that is being used an entrance.
13. Work order sent for electrician for misc light fixtures to have bulbs changed or new fixture installed.
14. Another owner email address collected.
15. Dumpster surround wall reported leaning. Investigated multiple surrounds, will send out bid request to have new surrounds built, possible reserve account item.
16. Carport "leak" in roof. There are a few carports that have a line of drips, the drips are minor, shouldn't cause damage. This would be resolved when the roofs are to be replaced per the reserve study.
17. Cabana deck resurfacing has begun.
18. Compiling deck/door repair list
19. ANY CHANGES TO COMMON AREA ARE A VIOLATION OF THE RULES AND REGULATIONS AS WELL AS THE DECLARATION AND ARE SUBJECT TO FINE(S).
20. Unauthorized cabana use reported. Cabana still remains LOCKED due to COVID-19.
21. Updated Reserve Study is completed. <https://www.reserves.guru/api/file/get/1032190>
22. 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: 5

At Attorney: \$0.00

Total: \$ 4,193.96