

Manager's Report
Keith Jones
July – 2014

Over the past 2 months, the following is noteworthy:

- The Sandpiper office renovation was completed and the staff is now operating out of the 1st floor office again.
- The two outside gates from the parking lots leading to the pool area are now equipped with gate locks. All owners were sent two keys and guests renting through the office are given keys at check-in. The inside two gates will also have locks installed on them in the near future.
- New signage was installed at the two pools reflecting the rules changes of October 2013.
- The concrete spalling repairs were completed in late May and all balconies received new caulking where the balconies join the building.
- A new structural engineer and local architect were hired to oversee current and future projects.
- Our new architect, Jay Pendergast, has drawn up plans for the renovation of the two rest rooms on the ground level. We will obtain three bids for the work and the renovations are scheduled to start in the fall.
- A new pump was installed at the south pool similar to the one the north pool received a few months ago. Both pools are in very good shape with new pumps and resurfacing done last year.
- The wireless upgrade project is almost completed with only minor fine tuning left to be done. A new main modem was installed along with two new switches and 28 new routers throughout the complex. Brighthouse, our wireless provider, also upgraded the signal coming into the main modem to be able to handle the heavier load we have been experiencing.
- We received a complete reserve study from GAB Robins, a company that specializes in preparing reports for community associations. The study will aid the board of directors in establishing an annual budget and insuring ample funds are available for repairs and improvements in the future.
- I met with a county engineer regarding the feasibility of installing new entrance gates to the property. The meeting was productive, and the board of directors will be requesting input from all owners regarding this issue through a survey this fall.
- Finally, the 4th of July weekend ran relatively smoothly with no one getting injured and no damages or vandalism occurring. A few vehicles were towed that did not have the proper Sandpiper car passes, but other than that it was a very successful holiday weekend.