

Manager's Report
October - 2014
Keith Jones

Much of the past month has been devoted to basic housekeeping and maintenance projects designed to catch up from the summer season.

I worked with our architect to coordinate the bid proposals for the restroom project on the 1st floor. We received back 3 bids for the project and IES Construction had the best pricing after some minor modifications of the fixtures being used. The final bid (\$36,850) is within the budgeted project cost. The restrooms will be patterned after the office colors and design.

I solicited painting proposals from Best Painting, our painting contractor. We have prices to power wash the building, paint doors, paint storm shutters, and paint balcony railings. The projects are proposed for 2015 and would come out of both reserves and the operating accounts.

I compiled the survey results from the 33 owners who returned their surveys. The response rate was 39%. There was very good feedback from the owners on numerous subjects.

The deadline for any owners wishing to announce their candidacy for the Board of Directors was October 11th and we received 3 letters of intention from owners. Since there are 4 board terms ending this year and another seat unfilled, there will not be an election this year to fill board seats.

On September 30th Randy Teagarden and I met with our engineer, Lou Peros, and walked the entire building checking for areas where the stucco and concrete need repairs. We found numerous small cracks, but nothing large in scope requiring extensive repairs. The majority of issues found were cosmetic and due to settling. Mr. Peros also inspected and documented the peeling of the coatings on the walkways and will provide assistance in having these areas repaired.

On October 10th I met with Scott Johnson, representative from Waterproofing Specialists, regarding the delamination of the coatings on our walkways. He agrees that the coating should not be breaking down as it is and will discuss the situation with higher-ups to see what can be done about the situation. A second manager from Waterproofing Specialists is scheduled to inspect the walkways within the next 10 days to verify the damages. Their work was completed in December of 2011 and we have a 5 year warranty on materials and workmanship.

Owner's Survey Response Summary

33 owners responded to the survey which represents 40% of the 83 units sent a survey. Overall, the owners are very happy with the appearance and quality of the condominium as all categories scored at least a 3.7 out of a possible 5. The areas scoring the best were the pools (4.53) and the grounds (4.48) and the areas scoring the worst were the wireless service (2.87) and the website (3.73).

Owners also rated the staff very favorably with all 5 staff positions and the Board of Directors receiving scores greater than 4.0. Employees that were rated the highest were Randy Teagarden (4.38) and Chris Johnson (4.34). The owners feel that the Board of Directors is doing a good job and rated the board (4.29).

Regarding the question of having entrance gates, 17 owners responded that they did not want gates while 10 responded in favor. Numerous comments centered around waiting to see if the 4 locked gates to the pool area would help with controlling trespassers.

The question regarding selling unit 107 and allocating the profits to the reserves received 17 votes in favor and 10 votes opposed. We have since learned that any proceeds from the sale of unit 107 could not be deposited into the reserves account since 107 is owned jointly by each owner. Any profits from the sale would have to be distributed evenly among all the owners.

Other comments/suggestions from owners: (number in parenthesis is number of times mentioned)

- Fix the wireless system. (3)
- Improve the bathrooms on the ground floor.
- Fix the ice machines.
- Hate the locked gates.
- Install a hot tub.
- Better enforcement of rules. (3)
- Buy the lot next door and add parking spots.
- Stop the saving of lounge chairs. (2)
- Paint doors more frequently.
- Install common Bar-B-Que near tennis courts.
- Sell the 7th floor club house and use the proceeds for projects.
- Website could be more user friendly.
- Tow more cars.
- Fix the walkways – paint is peeling.
- Remove mirrors in driveways.
- Enforce eating and drinking rules by pools. (2)
- Owners and guests alike should clean up after their dogs.
- Improve the elevators – too slow and small.
- Limit owners and renters to 2 parking passes on holiday weekends.
- Pool rules are too restrictive.
- Quit trying to make the property a fortress.
- Implement a suggestion box.
- More advertising to increase rentals.