

MANAGER'S REPORT

SEPTEMBER 28, 2015

- A. **HIE PAINT PROJECT:** The paint project has been completed. Management and board members conducted a final walkthrough with the paint contractor J&B Painting. To date everything pointed out that needed tweaking has been corrected. Overall, the project went very smooth and we are happy with the results. We found the contractor to be very professional and attentive to our needs and requests.
- B. **POOL ACID WASHING TREATMENT & LED LIGHTS:** The acid washing treatment for the pool and the spa have been completed. We were very pleased with the end result. This process should add another 5 to 10 years in longevity for the pool surface before we will have to complete a total resurfacing. While the pool was drained the contractor changed the pool lighting to LED's. We are happy to report we have heard very positive reports from residents pertaining to the way the look and aluminate.
- C. **FOUNTAIN INSTALLATION UPDATE:** We continue our negotiations with Mason Simpson of the PMA for the installation of a fountain at our pond. Our association attorney has been in contact with the PMA and drafted up an agreement. The agreement has been sent to the PMA for their review. Once approved by both parties, we will go forward with the fountain installation.
- D. **BUDGET PREPARATION:** Treasurer Walt Dinneen and Board Member Alan Goodhard have been working diligently on the 2016 budget. Once the budget draft is completed it will be sent out to all owners for review and input before the budget meeting to approve the budget. This meeting as not yet been scheduled.
- E. **FIRE ALARM AND SPRINKLER INSPECTIONS:** During the annual fire alarm and sprinkler inspections conducted this year, 20 units were reported to have violations pertaining to their sprinklers. Mainly, paint on the sprinklers which can cause them not to work correctly. In past inspections we never had any sprinkler violations reported. Management and owners questioned the findings and management requested a re-inspection on all 20 units. During the re-inspection the number of unit went down from 20 to 10. Total Life Safety, the company that performs our inspections said the code requirements have changed and are much stricter than the previous years. We also previously had the same inspector and this year we had a different one. Owners of the 10 remaining units have been contacted to inform them they will still need to conduct the repairs. The cost to do the repairs are approximately \$40 per owner.