

Saratoga at Lely – Board of Director's Meeting
March 24, 2016

Manager's Report – Bonita Vandall

The roofs are aging and we have experienced a number of leaks this season. Season is ending and it is vitally important that unit owners not in residence contract with a home watch person to inspect their units periodically during their absence. By doing this, it will prevent considerable amount of damage in the unit and other connecting units in the event of a roof leak.

We have also observed many leaks between units caused by air conditioning condensate lines backing up and leaking toilets. It is important that unit owner's contract with an air conditioning company to service the unit annually this will prevent the lines from backing up and dumping water into the unit(s).

Toilets have a wax seal between the floor and the base of the toilet. It is important to check around the base of the toilet and make sure the water is not leaking on the floor. If there is leaking water it is an indication the wax seal needs to be replaced. Also, if you hear water running constantly from a toilet it is an indication there is a leak and the components in the tank may need to be changed out.

Blastmasters completed the pressure washing of roofs including the fascia and soffits at 8212, 8208, 8204, 8200, 8149, 8145, 8141, 8137, 8144, 8138, 8134 & 8130. They also pressure cleaned and chemical cleaned the street gutters in front of the 12 buildings and cleaned and flushed the gutter system (inside and outside) at each aforementioned building.

A pest control company was notified to remove a rather large bee nest at the back of 8165.

Conditioned Air was in to service and preform general maintenance on the air conditioning system in the clubhouse.

There were a few truck parking issues in the community, however they were successfully worked out with the tenants and/or unit owners.

Lint Away preformed the dryer vent cleaning this year and offered to come back to Saratoga again (April 1) for those who did not have their inside dryer vents on the scheduled dates of cleaning.

Please contact the manager by phone or by email bvandall@resortgroupinc.com if the recycling cans are not picked up and also call Waste Management and complain. Additionally, if the clubhouse is to be reserved for an event either call the manager or send an email request as we do not want to double book with the Social Committee events.

