

## Manager's Report

Saratoga at Lely – November 19, 2015 Board Meeting

Bonita Vandall, Community Association Manager

### Action Request Forms or requests by phone or email:

1. Drywall repair at Unit #2301 4/24/15
2. There was a broken irrigation line under the pavers near a front entrance of unit 503 which has been repaired.
3. A leaking hose bib at unit 801 was repaired.
4. There was a roof leak at 2203 which has been repaired by Kelly Roofing and drywall repair will be done in December upon the unit owners return.
5. There was an air conditioning condensation line overflow near unit 1201 which has been serviced and there is minimal drywall damage to be repaired.
6. There was a roof leak at 1203 and Kelly Roofing has been contracted to repair the roof vent area leaking and the unit owner will be responsible for the skylight replacement needed. We are dealing with another skylight leak at another unit as well.
7. There were several requests from owners to paint the front door and they were advised the paint is available at the clubhouse for their use.
8. There were several requests for pest control and the owners were advised to contact Arrow Environmental and that their number is also listed on the community website. The unit owner has to make the appointment for unit access and there is no charge for the service.
9. There were several units with lifted pavers that have been repaired in the last few days.

### Pool/Spa Area

1. On 11/2 The interface board on the Aqualcal heater was replaced at \$835.25. It was not a warranty item and the part cost was \$790, the rest was labor.
2. On 11/16 The spa and pool lights were repaired at \$158.95.
3. A new clock was installed at the pool area and the bathroom light bulb in the mens room was replaced.

The front entrance gate work was finally completed on 10/22/1 with the installation of new gate operator arms. The irrigation was capped or redirected away from the gate equipment by Rick's Maintenance.

8188-702 is scheduled to sell to Harry and Kathleen Carley on 11/20.

On 10/12/15 the Association Attorney Jamie Gruesel was authorized to send a letter to Comcast concerning the yellow/orange cords or wires in the street gutters and a request to have them immediately removed.

Townsend Appraisals completed the Annual Insurance appraisal on 9/28/15 and it has been forwarded to the Association insurance agent accordingly.