

Arbor Management Company, Inc.
One Snow Road
Marshfield, MA 02050
781-837-4300

**SPYGLASS LANDING CONDOMINIUMS
MANAGER'S REPORT**

June 15, 2016

**FINANCIAL STATEMENTS:
SNOW REMOVAL:**

LANDSCAPING:

1. Tomasi has completed spring clean up
 - a. Stacey and Matt to schedule walk thru with Tomasi to address areas that were missed/ more attention
2. Irrigation system is on: Shoreline Irrigation
3. Fallen Pine tree btwn 18-20 Schooner removed
 - a. Plan for replacement
4. Grass area behind 20 Spyglass
 - a. Tomasi to loam and re-seed
5. Mowing schedule requested from Tomasi

MAINTENANCE ITEMS:

1. See work order list attached

OLD ITEMS:

1. Paul Connolly re: insurance inspection

NEW BUSINESS:

RESERVE ITEMS 1ST PRIORITY		
UNIT	SCOPE	COST
7 SCHOONER	WALKWAY REPLACE AND STEP REPLACE INCLUDING TEMP SUPPORT OF PORTICO	\$ 4,731.25
17 SCHOONER	REPLACE WALKWAY	\$ 3,850.00
6 SPYGLASS	REPLACE WALKWAY	\$ 3,500.00
6 SCHOONER	REPLACE WALKWAY 15X9 SECTION	\$ 1,800.00
41 SPYGLASS	REPLACE STEP INCLUDING TEMP SUPPORT OF PORTICO	\$ 3,196.87
TOTAL		\$17,078.12 TOTAL COST OF 1ST PRIORITY RESERVE ITEMS

a. **2nd Priority List:**

- i. **1 Spyglass:** Grind down un-even section of walkway: sample completed at no charge
 1. Thoughts to be discussed re: doing the others below
- ii. **4 Schooner Way:** Grind down un-even section of walkway:
- iii. **10 Schooner Way:** Grind down un-even section of walkway:
- iv. **33 Spyglass:** Grind down un-even section of walkway:

INFORMATIONAL ITEMS:

FHA CERTIFICATION EXPIRES: 2/3/2017

ROOFS:

SEPTIC:

WINDOW WASHING: Ted Heaps, done in late June (unit owner arranges) 781-690-0228

ANNUAL MEETING: Monday – 9/19/16 – 7pm

POSSIBLE BUDGET ITEMS: