



Managers' report

August 18, 2018

- 4th of July week!! I am looking into a new security company as I was shorted again this year. I requested 2 from Sunday to Thursday. And 3 on the 4th. I got 1. There was two units here that WILL NOT BE BACK as we had issues with parental control, underage drinking, and way too many day guest. I personally kicked 4 off property July 4th night. as they were rude and disrespectful.
- The Cathodic protection systems has been rewired in the areas where we need attention.
- Don has completed the interior beds. He has removed all the old mulch and replaced with Rock. He is currently working on the final two ocean front beds.
- Irrigation system was down and a few sprinkler heads were broken during the month of July. All heads have been replaced, and all zones are working now. I have asked pest control about the weeds and ugly areas. They ran some test on the soil and we do not have any insect issue with the grass. They said it was due to lack of water. They are giving us a few extra treatments for the weeds and fertilizer (No charge). The gentleman that does the yard "might not be coming back" apologizes from the manager and said the tech should have reported the problem sooner and should have taken action.
- There was a hole on the north lot by ocean. after being notified of it we filled in which it was out again. So we dug it back and put a water drainable fabric along with 10 bags of rock. This has seemed to do the job. Will keep an eye on it for future washout.
- Dan and jack have tested the rails on the Northside west stair case with what they think might be a solution. I have reached out to 3 companies. 2 quotes and 1 said "NO WAY"
- We are going to have a vote for the board this year. i have everything ready to be mail and will do so first thing Monday.
- We met with spectrum and have discussed ways to rewire. The grounds committee will finalize the work and I am planning on scheduling for mid-September for the work to start.
- As a friendly reminder: Owners who rent their unit and have renters in their unit forfeit the rights of property. I have had renters question this. Also if you are a pet owner. Please do not let your dog in the common areas. If your animal has an emergency on property, please pick it up.
- Units for sale:
 - unit 111 \$235,000
 - Unit 110 \$211,000
 - Unit 102 \$315,000