



Managers' report

October 19, 2019

- All trash chutes have been replaced besides 1st floor. Final touch up work and framing will be completed in the coming week(s)
- Only a few owners are behind on HOA dues. They have been contacted via phone and invoice by mail and email
- New lock has been installed on south gate. The code is the same c3285. You will need this code to enter property and exit property.
- We tested out the 5th and 7 stack for the spectrum rewire. We were able to fit 4 wires in the conduit which is great news in our one of these tests. Starting October 23rd -24th we will be precutting the access points for spectrum to come in and rewire. Brett from Brett's home repair will be cutting and replacing all drywall. Spectrum is projected to start on November 4th. all first floor units will have a 2inch wide cut in, drywall that we cut will be placed back in as a cut until your stack is completed. Once the stack is rewired we will come back in and patch drywall. If you provide the paint, we will paint the section of drywall, if paint is not provided you will have to do yourself. All units in the stack will need to be accessed for replacement of wires on your day. we will work in the north tower first, then the west, and finish in the south. All owners in stacks will be notified when their stack is going to be completed. If there is a renter on the first floor we will not cut or run the stack as most of the work is in that unit.
- Staircases on north side have been sandblasted and they are currently doing final touch up work. they plan on putting the primer on in the next week or so. Final paint and completion coming soon. Once completed they will start on the south tower
- I am currently working with a security company for cameras, front door auto locks. Recommended by our neighbors at Castle Reef. I Will provide a quote to the board once I get it back.
- RI James will be out Tuesday October 22nd to do final walk through. They will start work within the next few weeks. This is some warranty work but also new work. They Will be out of here by the time our winter guests arrive.
- Quote(s) on elevator work.
- Quote on landscaping
- Unit 314 is for sale. Asking price is \$312,000.00. Please contact Meredith or the office for details.