



HOA Manager's Report – January 2023

Projects/Maintenance

- The maintenance team has completed a number of tasks across the property. This includes planter waterproofing, irrigation system repairs and lighting improvements. A detailed list of work performed is listed on the maintenance worksheet.

Audit

- Fieldwork for the annual audit performed by Bashor Legendre has been completed. The audited financial statements will be available in mid-February.

Camera System

- Accurate Electronics connected a new DVR to the computer located in the guardhouse after in-house staff installed additional cameras and reorganized the camera system.

Garage Electrical Repair

- East Coast Electric evaluated the electrical conduit in need of replacement and informed management that the electrical conduit repair would be based on time and materials. It is unclear the amount of time that the repair will require. Management will reach out to additional companies for pricing.

Gate Replacement

- Pyramid Aluminum has provided a proposal to replace the double gate on the west side of the property between buildings 2 and 3. It is under review.

Insurance

- Insurance policies for HOA maintained areas were renewed through PCS Insurance.

Landscaping

- Fieldstone installed new trees and plants in the three planters located on the east side of the U3 ramp which were recently waterproofed.
- Proposals were requested to fill voids, tree removal, and to replant a planter recently waterproofed on the western side of U3.

Pools/Spas

- FCL replaced a pump motor at the Lap pool, which was under warranty, and installed divertor valves at the lap pool due to recurring issues with the backwash valve in this location.

- Annual service has been scheduled for February with Symbiont Service for the geothermal heating system.
- New table sets were ordered from Alumatech to replace the tables at the Piano Pool and Mickey Pool.
- Alumatech placed new vinyl straps on ten of our old lounge chair frames. They were placed into onsite storage for future use.