

# Monthly Managers' Report

February 1<sup>st</sup> 2024

- **Gulf side Fire Pump:** Most of the pump parts are in and the replacement process is scheduled for the week of 2/19/2024.
- **Elevator Maintenance:** The maintenance that was recommended when Florida Elevator took over is still in process. Buildings 2, 3, 4, & 5 are completed as of 2/5/2024. Work continues this week on Building 1 and the Gulf elevators. All elevators will be seeing ongoing maintenance and I will give as much notice as possible if they need to shut down an elevator for this maintenance.
- **FOB security system:** Since July 4<sup>th</sup> we have been battling issues with our FOB security and we have switched security and IT companies to help us resolve these issues. I expect to see progress in the following week.
- **Cellular phone dialers for all fire alarm systems:** Piper Fire has installed cellular dialers in all buildings as of today 2/5/2024. This is a step to improve our fire alarm system and cost saving by eliminating the old Comcast VOIP lines.
- **Uneven Sidewalks:** Terry and I met with Alpha systems to fix the uneven sidewalks Jan. 31<sup>st</sup>. This would be a 2-day process and sidewalks can be used as they perform the work. We are working with 2 other companies to get competitive quotes.
- **Building 4 Carport:** Contacted a contractor (D&D) to do the repairs. This work requires a permit and a scope of work developed by an engineer. I have a signed proposal from Karins engineering to write the scope and develop permitting paperwork. This has to be received and submitted to the county for approval and then D & D can perform the work. My estimated timeframe would be in March or April at best.
- **Retention Pond Fountains:** Bruce has had another pump guy looking at our current pond fountains and we are working on a good long term solution.
- **Driveway Asphalt repairs:** I have a gentleman coming in to cut-out and do repairs to a few of the sinking or eroding asphalt spots in our driveway. He will be here this week to do the work. This work was completed Thursday 2/1/2024.