

Monthly Managers' Report

April 1st 2024

- **Gulf side Fire Pump:** Piper electricians completed their work 3/13 -3/15 2024) I am still awaiting Piper's schedule of the underground supply pipe feeding the fire pump. In order to replace the underground pipe, **there will need to be a 1-day water outage** to the Gulf Building. The recommended changes are scheduled and I will update folks as to the timing of the water outage as we get closer to finalizing this project.
- **Elevator Maintenance:** The maintenance that was recommended when Florida Elevator took over is now completed. We are now waiting for Suncoast Elevator Inspectors to do a follow-up inspection of all our Elevators sometime this week.
- **FOB security system:** We had an independent contractor come out and reconfigure our FOB system and it appears to be working the way it should except for building 1, I will be getting a device tomorrow and have the contractor back out to reconfigure building 1, As of April 2nd we will lock all gates and suggest with signs that if FOBs do not work please come to the office to reprogram them.
- **Uneven Sidewalks:** The sidewalk leveling by The Right Way LLC, A Professional Concrete Lifting and Leveling Service, was completed with great success.
- **Building 4 Carport:** Karins Engineering has come out to inspect the carport and is in the process of creating repair drawings to be submitted to the county for approval, once approved we can have our contractor get the pillar replaced.
- **Retention Ponds:** We are experiencing an ongoing overgrowth of algae in our East ponds. We have tried to treat it ourselves with a recommended pond treatment with no success and we tried introducing tilapia fish to those ponds however the salt water content is too high for the tilapia to survive, so we are taking bids for professional treatment.
- **Real Estate Corp Update:** Linda has 3 pending condo sales upcoming in April with the first one closing April 2nd.

- **SIRS:** Today 2 of our Board members and myself will be meeting with Karins Engineering to kick-off our state required, Structural Integrity Reserve Study. This study will be completed later in the year around October.