

Monthly Managers' Report

May 1st 2024

- **Gulf side Fire Pump:** Piper personnel were on site last week to investigate the underground pipes and valves, but 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:** After Suncoast did a re-inspection of our elevators, they found 3 deficiencies which Florida Elevator is in the process of correcting. Suncoast Elevator Inspectors will do a follow-up inspection of 3 of our Elevators sometime next week.
- **FOB security system:** We are experiencing issues with communicating between our office computers and the main controller of our FOB system, I worked with Chris from CT last Friday and need to schedule a meeting with the independent contractor and Chris ASAP to resolve the communication issues.
- **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, we should be seeing these within the next couple of weeks. Once approved we can have our contractor get the pillar replaced.
- **Retention Ponds:** We have contracted with Lake Doctors to address all of our ponds for professional treatment with environmentally and fish friendly applications.
- **Real Estate Corp Update:** Linda had 3 sales in April and 1 new active listing. Annual Inspections have started with rental units. Rental Commissions are at an all-time high for 2024.
- **SIRS:** Our Structural Integrity Reserve Study is in process and I will update as we gather information and gain knowledge as to what we may need to do differently in our Reserve budgeting process.
- **Personnel:** We have recently hired another Maintenance Tech, his name is Thibaud (Tibo) Parmelee, please welcome Tibo to the Excelsior Community when you see him.
- **Closing Thoughts:** As our rental season comes to a slowdown and as some of our snowbirds return back home, we have the opportunity to address and re-group some of our projects we see as needed around our fine community. If there are thoughts of improvements please let me know and I will pass them onto our Board for consideration.