

# Monthly Managers' Report

June 1<sup>st</sup> 2024

- **Gulf side Fire Pump:** Once again Piper personnel was here looking into how to shut off the water supply and replace the underground supply line, I am still awaiting Piper's schedule of the underground supply pipe feeding the fire pump.
- **Elevator Maintenance:** After Suncoast did a re-inspection of our elevators, they found 3 deficiencies which to date, Florida Elevator has corrected 2 of the 3 and is in the process of correcting the last one. Suncoast Elevator Inspectors to do a follow-up inspection of 3 of our Elevators sometime this month.
- **FOB security system:** We are still experiencing issues with communication between our office computers and the main controller of our FOB system, I met with Nick from CIA Access last week, who is a Linear system tech and we have scheduled for him to meet with Current Technologies to get this system communicating again.
- **Building 4 Carport:** Karins Engineering has created repair drawings to be submitted to the county for approval, we hopefully will hear from Sarasota County soon. Once approved we can have our contractor get the pillar replaced.
- **Retention Ponds:** The environmentally friendly treatment that Lake Doctors started in May has made a significant difference to the vegetation overgrowth and our Tilapia are still happily doing their job!
- **Real Estate Corp Update:** We are seeing quite a few rentals coming in this month. Linda still has 1 active listing. Annual Rental Unit Inspections are ongoing. Karen, our new unit Inspector started today, she will be doing all after clean inspections to help us ensure that owners and tenants get the best experience from our rental program.
- **SIRS:** Our Structural Integrity Reserve Study is still 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 Sean Donnery, please welcome Sean to the Excelsior Community when you see him. Orv is currently on vacation for 2 weeks and when he returns, he has agreed to help out on a part time basis and share his knowledge our new maintenance tech's.
- **Rem-1 Form:** May 1<sup>st</sup>- December 15<sup>th</sup> is the allowable construction period for condo owners to do construction in their condos, so please remember to fill out the required REM-1 form and send it in for approval prior to any construction in your unit.
- **Closing Thoughts:** Our maintenance techs are excited to clean and spruce up our property to the best of their ability, we always encourage our owners to let us know of any suggestions you may have that we can add to our list of maintenance and improvement ideas.