

Monthly Managers' Report

July 1st 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, they have been out here several times and have not been able to operate any of the underground water valves. I talked with their manager of maintenance this week and he assured me they will have a plan for me in the next week.
- **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. Building 5 has some scheduled work to be done and then we can get the 3 remaining elevators re-inspected for certification.
- **FOB security system:** We have been working with CIA Access on an upgrade to our FOB system that should finally fix our door access system this month.
- **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.
- **Summer Rain Storm:** This Summer, unlike last summer has proved to be a bit wetter so far, and this last month we had a rain that gave us 8.5 inches in a matter of 3 hours with a driving rain, so we did see a few water intrusion issues. We had Manson Roofing and Florida Elevator out to inspect some of the suspect areas and have resolved any issues we found.
- **Real Estate Corp Update:** We are seeing a slow-down of rentals for the second half of July and August. We currently have one condo pending sale for next week.
- **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:** Now that we a full staff of maintenance techs, we will be having our own folks do the cleaning of all our common areas instead of contracting those duties out, beginning in August.
- **Owner Suggestions:** We maintain all the grounds and buildings to the best of our abilities, but we do not maintain your condos for you and strongly suggest if your condo sits empty for many days, that you or someone checking your condo for you, shut of the water and water heater, set your thermostat at a reasonable temperature and make sure all windows and doors are properly closed. We will do a welfare check if we have a major weather event, but we do not check all units on a regular basis. If you have someone who does this for you great if not I would suggest you find someone to do at least a monthly check on your condo.
- **Closing Thoughts:** Hope you all Have a Safe and Enjoyable Holiday Weekend!