

RESIDENT MANAGER REPORT

11-13-18

Police Incidents: 1

Owner called police because a person was knocking on their door and trying to get in their unit. The person left and no damage was found. The police feel the person was lost.

Work Completed

Replace damaged siding and corners on the sheds. Had to order J channel. Barry will complete the job next week. I had already cut out the are but I will add the decorative stone when Barry has completed the siding

Graded area around the transformers on NW corner of property. Added dirt. Found a small sink hole there. Called Delmarva power and they are sending someone out.

Fire extinguisher inspection has been completed and all units have been tagged for 2019. 1 cabinet was replaced in 2626 Gull Way. First floor.

Termite inspection has been completed. Suggested we replace small vents at ground level. Evidence of mice going after the insulation in the crawl spaces and that's how they are getting in the units. Insulation is fine but won't be if we can't control the mice. Will get options and proposals.

Pool has been winterized.

All furniture has been stacked in the gazebos.

Sheds have been winterized and heat tape has been installed on fresh water line. Bathroom in shed by the pool has been winterized as well.

Frank Clymer contacted me on Sunday regarding what appears to be a shift in the flooring in his condo. Barry took a look at it and we have scheduled him to go under the building to inspect the support columns. No visible damage was found in the unit below. I did find a sink hole located in front of 424 Bayshore Drive and filled it with dirt. I think it's from the gutter water. Need to find a way to redirect the gutter. Will inspect all support beams in the building.

Proposals

I met with Lawnmasters and they feel a French drain behind Tollenger's will significantly help the flooding in that area. They provided a proposal of \$450.00.

New electrical panel in pool pump room shed.
The existing is extremely corroded and the breakers are difficult to move.

\$1,066.75. Royal Plus Electric

Paint parking lot stripes(white and yellow) in all 4 parking lots.
\$800.00. Matt's Paving

New vents at ground level on buildings. Will contact companies for recommendations and proposals.

Work to do:

Replace flower bed timber. Plant box woods.
Sheet metal film is delaminating on (2) sheds and on 419 Lark Lane. Barry is going to replace but is attempting to get new product under warranty. Under negotiation.

Architectural Committee: No current requests. Ginny and I did a walk through to determine who needed to repair/replace screens on windows and sliding glass doors. She will be sending letters out to owners. We also inspected the storage lockers and will issue letters for that as well.

Insurance: I spoke with our insurance company and we are gearing up to shop our insurance needs for our renewal.

Chandler. 419 Lark Lane. A small area on the ceiling needs to be replaced. This is the Association's responsibility. I kilzed it in the summer but it's still discoloring.

Units for sale: 0

Units sold: 0