

## April 2017 Manager's Report

### Crew

Lenny Santucci is our new crew member. Lenny has a background in masonry, landscaping and mechanical repair.

### Repairs

Garage drains and blacktop repair near units 531-533 was awarded to Labriola. Start date to be scheduled.

The crew is working on repairing damaged and loose curb stones throughout the property.

Soundshore Restoration completed cleanup and restoration of sheet rock in unit 367 caused by an ice dam.

Miller Roofing had materials delivered for this year's roofing project. Buildings for this year are: 451-453, 467-477, 535-539, 557 and maintenance shop.

Step replacements for this year will be units 457, 479, 531, 533 and 551. Frank's Home Improvements will be providing a price for this work.

Siding repairs at units 515 and 433 will be done by Frank's Home Improvements.

Tradestar Plumbing repaired exterior water supply lines by the outdoor pool.

### Engineering

Taucher/Cronacher will be working on several projects for us this year, including a survey of the property and a capital plan.

### Grounds

Labriola Landscaping started monthly landscaping per contract.

### Pools

Outdoor pool code violations have been corrected. A pre-inspection will be scheduled with the Health Department in early May.

Nu-Clear Pools will be opening the pool the first week of May.

Lifeguard schedule has been set for the season. Ben, Lauren and Nicole will be returning. Dan will be used as a substitute when needed.

Indoor pool prices for sand blasting and plastering range from \$19,000 to \$22,000.  
HVAC unit has continued to operate without issue but it is still recommended we raise the unit and construct a shelter to better protect it from the elements.

### Sales/ Rentals

Unit 471 sold for \$410,000. The unit is a one bedroom lower simplex, no garage.

Unit 377 has been rented for \$3,700 per month. The unit is a two bedroom duplex, no garage.