

## April 2018 Manager's Report

### Repairs

Franks Home Improvements repaired damaged siding on the clubhouse. Siding came loose during recent wind storm.

Unit 475 waste line repairs were completed by Tradestar Plumbing on April 27. Frank's Home Improvements removed tile and sheetrock to allow plumber access to pipes.

Water/sewer pit repair work will be going out for bid. Several pits are in need of repair.

Roof project for this year will be scheduled soon. Buildings for this year are: 175-185, 415-425, 491-501, 515-533, and 541-543.

Evermist Sprinkler energized the irrigation system for the season on April 17.

### Con Edison

Con-Edison completed permanent repair to building 455-465. Claim is still under review.

### Grounds

Labriola is still in the process of spring cleanup. The property suffered a fair amount of damage from this past winter's storms.

### Pool

Outdoor pool permit application was applied for. Outdoor pool requires a pre-operational inspection to confirm all violations have been addressed.

Indoor pool violations will be inspected on May 1. New ladder needed due to code guidelines (\$3,190), new chemical control system (\$3,575) and additional tile depth markers (\$1,000).

In addition to these costs, the indoor pool is in need of sand blasting and re-surfacing (\$22,000-\$25,000) and HVAC equipment modification (minimum cost of \$10,000)

Tentative inspection for indoor pool is scheduled for early May.

Outdoor Pool will open Memorial Day weekend.

### Sales/ Rentals

No sales or rentals reported for the month.