

March 2018 Manager's Report

Repairs

Franks Home Improvements was awarded the bid for this year's step replacement project. Units to be worked on are 273, 455 and 513. We are working with our architect on new stair design to match the style of the new decks.

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.

Snow

March came in and stayed like a lion, bringing 4 Nor'easters. All storms were handled by our crew and Frank's Home Improvements. The March 3 storm caused damage to many trees and shrubs throughout the property. The remaining storms that brought heavy snow caused only minor damage.

Our pruning program has proven to be effective in preventing major damage to our specimen trees.

Con Edison

Con-Edison installed underground conduit at units 455-465 in preparation for new neutral feed for this building. Claim for this building is still under review.

Grounds

Labriola was on site March 10-13 to remove damaged shrubs and trees from the Nor'easter. Large spruce near units 247-257 had split in half and had to be removed.

Spring cleanup started on Wednesday, March 28.

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)

Sales/ Rentals

Unit 279 sold for \$475,000. The unit is a two bedroom lower simplex with den, no garage.