

May 2018 Manager's Report

Repairs

Frank's Home Improvements was awarded siding repair bid for units 259 and 353.

Miller Roofing started roof work on May, 29. Units 491-501 are scheduled first. Other buildings are: 515-533, 541-543, 415-425 and 175-185.

Labriola Landscaping was awarded bids for wall repairs at 369, 553 and Martling Ave. sections. Drainage work at unit 425 and common area step replacement at walkway between 300 and 400 sections.

Yonkers Paving was awarded bids for water/sewer pit repair and repaving section of roadway near units 415-425.

Staining/Painting bids are being sought out for the deck work at units 183-185, 195-197 and other areas on the property that need attention.

Crew

Ads were placed in several publications, online and print, for new crew member. We have one candidate at this time who is in the process of filling out an application.

Con Edison

Con-Edison will be sending out crew to restore grounds where recent repairs were made.

Grounds

Labriola's crew began weekly mowing and maintenance as contracted. Entrance beds were planted and will be watered by vendor.

Pool

Outdoor pool permit was approved. Pre-operational inspection went well. A few minor items have to be addressed to be in full compliance with codes.

Outdoor pool was opened and balanced on May 11. Pool was open for the season on May 26.

Indoor pool will need a pre-operational inspection. Costs for correcting code violations are still approximately \$10,000.

Sales/ Rentals

No sales or rentals reported for the month.