

Management Report 07.26.24

- **Diamond Landscape Management/City of PCB water** – Tower 2 irrigation except for the pool deck is inoperable and is attributed to damaged solenoids which open the valves and faulty wiring. Proposals have been requested from Diamond Landscape for boring/rewiring of the system and another option for battery powered nodes which would bypass the wiring setup. An inquiry has also been made to the city of PCB for an irrigation request to tap into the city line and have an irrigation meter installed which would stop the current setup of water usage from the pump and intake from the retention pond adjacent to the northwest lot. The city of PCB is in the process of determining the green space on Tower 2 so that they can accurately size the meter. The grounds areas are being manually watered until further notice and any areas of sod that did not survive the last install are not being replaced at this time until the irrigation can be rectified.
- **Cavinder Elevator Company**– Tower 2 Elevator #2 has been placed back in service after having the belts installed. A re-check state inspection date is still to be determined for all the elevators following completion of repairs from the initial state inspection. Tower 1 Elevator #3's fan has failed and the Association is still working on a cost estimate for replacement. The fans in the elevators are specialty and are not covered under the service agreement with Cavinder.
- **Tower 1 Bollards** – Tower 1 black light bollards are still set to be sanded and painted in-house with the remaining ones left located inside the pool area. This will be completed in the off-season, most likely in October.

- **Hiller** – Annual in-unit sprinkler repairs have been completed for Towers 1 and 2 for the exception of about 10-15 units that were unable to be accessed for various reasons. Those units are in the process to be rescheduled for a later date with Hiller and the unit Owners will be contacted individually. The 5-year inspection was completed this week.
- **Marquee sign repair** – The affected area of the sign has been primed. Stucco will be applied and the area painted in the coming days.
- **BE-CI Exterior Condition Survey for Tower 1 stacks 1 & 9 and Tower 2 stacks 7 & 8** – The inspection survey was completed on Wednesday 05.15.24 with the official report having come in on 6/13/24. The Association has been in communication with Structural Restoration & Coatings, Valcourt, Seashore Construction and C/Sharpe for site visits and bids for permanent repairs.
- **Tower 2 compactor winch** – The gear assembly is busted and is being rebuilt by AAG. The Association has been reaching out to AAG for a status on completion and installation.
- **Tower 2 garage repairs from vendor vehicle** – Gas line repairs have been completed and the gas is back on for the tower. Other repairs to the damaged light fixture, pipe straps and stucco have been completed.
- **Triple H handrail and Tower 1 Floor 6 railing** – The handrail in front of Tower 1 steps has been re-installed. New railing for Tower 1 Floor 6 at the elevator lobby area is in fabrication and installation set for roughly 2 weeks. A temporary barrier has been installed.
- **Fitness Center** – Leg extension curl cable broke and request was placed with Matrix Fitness for repair. The unit is not under

warranty and Matrix is working on a quote for repair. As the part is in stock, they advised it should be a turnaround of 1-2 weeks for shipment and installation.

- **Tower 2 trash chute rebuild** – Completed by Liberty on 7/4
- **Tower 2 lintel repair at compactor entrance** – Completed by Valcourt on 7/18
- **Panhandle Getaways (NRU2) Lease Option 1** – Panhandle exercised their option 1 for lease extension into 2027.