

October 20, 2019

To: BOARD OF MANAGERS-PRESTONWOOD COUNTRY CLUB CONDOMINIUM ASSOCIATION, INC.

From: Carrie Bailey

Subject: Manager's Report

I. Unfinished Business

A. Operations

1. **Building Repair/Improvement** – Office building address numbers, sign & door are installed. The security access and cameras will be installed during the next month.
2. **Underground leak on heater system** – Repairs and insulation complete. The staff will be replacing the concrete in the next couple of weeks.
3. **Storm 6/9/2019** –D2 Consulting, the adjustment company representing the insurance company met with the roofing company, Aspenmark, on 10/10. We are waiting to learn what will be approved for the final claim.

- B. Security Patrols** - \$3,000 was approved for a 90-day trial with Heartland Security at the 9/24 board meeting contingent upon the country club agreeing to pay \$1,500. After the meeting several board members suggested that those funds would be better spent on lighting the south side of Country Club Dr. Judy Lyle and I met with Dan Riker, manager of the club on 10/8 and he agreed to participate. He is getting a bid for repairing the streetlights and I have had Lentz Landscape Lighting give bids for up lighting 8 live oaks on the country club property, which is \$3,385, for down lighting from the same 8 trees - \$5,295. I have forwarded the bids to Dan and am waiting to see what the cost would be to repair/replace the streetlights.

C. Administration

1. **Owner Insurance Certificates** – ongoing
2. **Occupancy Status Report - 2019 Cap 60** – 59 approved to be leased-1 on waiting list for January.
3. **Sales** – 2015/28 – 2016/30 - 2017/20 – 2018/17 – 2019 y-t-d/17
4. **PayLease** - 32 payments (13%) in September 2016/ 77 September 2019
5. **FHA Renewal 2/28/2019**

II. New Business

- A. Insurance renewal exception:** “Warrants: All Aluminum wiring has been CO/ALR or pigtailed –Failure to maintain warranted condition shall result in the following cause(s) of loss being excluded: Fire”

- B. Aluminum wiring survey**

III. Executive Session

A. Delinquencies

B. Violations

C. Legal