

December 3, 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** – Complete
 - 2. Underground leak on heater system** – Complete
 - 3. Storm 6/9/2019** –Insurance has increased claim to \$1,045,350.54. Meeting with Aspenmark Roofing tomorrow to review what is not covered and to set timeline for roof replacement beginning after 1-1-2020.
 - B. Adding Lighting at trees on south side of Country Club Dr. in lieu of Security Patrols-** Still waiting for response from Dan Riker. (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
 - C. Administration**
 - 1. Owner Insurance Certificates** – ongoing
 - 2. Occupancy Status Report - 2019 Cap 60** – 57 approved to be leased-0 on waiting list for
 - 3. Sales** – 2015/28 – 2016/30 - 2017/20 – 2018/17 – 2019 y-t-d/24
 - 4. PayLease** - 32 payments (13%) in September 2016/ 81 October 2019
 - 5. FHA Renewal 2/28/2019** – in process
 - D. Aluminum wiring survey – (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”)**
- II. New Business**
 - A. Schedule Town Hall Meeting for Roofing**
 - B. Determine course of action on electrical remediation**
- III. Executive Session**
 - A. Delinquencies**
 - B. Violations**
 - C. Legal**