

March 20, 2026

To: Board of Managers, Prestonwood Country Club Condominium Association  
From: Carrie Bailey, Operations Manager  
Subject: Monthly Manager's Report

I. Executive Session  
II. Unfinished Business

A. Operations

1. Mansard Roofs -GAF Roofing Warranty –GAF lawsuit is in process. Standing Seam Metal-RAI Group of Texas – to be completed in April.
2. HVAC
  - a. Cooling Tower fan bearings, pulley and blades replacement, \$26,654. Completed.
  - b. Heating pump 7 needs motor replacement, \$8,730. Completed.
  - c. HVAC & domestic – 3 new HVAC and 1 domestic leaks have been found and are in the process of repair. Plumbing cost \$15,116.
3. Building Repair/Renovation
  - a. 5811 Copperwood in process.
  - b. 15936 Stillwood will be next.
4. Landscaping – KScapes to remove dead agaves on Preston Rd & add mulch as needed.
5. Trash Compactor – Working with Invited Clubs to restore service.
6. Fire 9/ 6/2025 - The Association will be replacing the fan coil unit and thermostat in 2079. The expenses will be paid by Association's insurance settlement. Following the completion of sheetrock work, insulation will be installed in the attic of both units.
7. Structural issues at 15902 Bedrock Foundation completed the work specified by engineer Tommy Tolson, \$3,400. They recommend additional work – Tolson will review.
8. A 2022 Clubcar Carryall 700, lithium battery is being prepped for delivery. Cost \$13,500 with a trade in credit of \$700.
9. The replacement flashing solar light has been installed but isn't flashing. We are working with the manufacturer to correct.
10. 1157-Owner passed away in 9/2025 without heirs. Bio-sanitation crew completed treatment on 1/21 costing \$6,250 which was to be charged to the unit and collected when title transfers. However, we filed a claim on the homeowner's insurance policy and they paid the full amount. A lien has been filed and the plan is to collect past due charges when the county forecloses for taxes. Heirs have four years to claim the property. The foreclosure will be after that period.

B. Administration

1. Owner Insurance Certificates — Ongoing
2. Occupancy Status Report — Cap 50 - 50 approved, 5 on waiting list, 5 on hold, not ready to lease.
3. Sales-2015-28, '16-30, '17-20, '18-17, '19-27, '20-21, '21-36, '22-22, '23-19, 24-15, '25-17, '26-3

III. New Business

- A. Institution selection for additional CD for Insurance Deductible - Reduced requirement at NDBT to \$150,000 from \$250,000 will allow \$114,930 to be moved into a new CD plus \$35,070 from NDBT MM totals \$150,000 for the additional needed for Insurance Deductible.
  1. Credit Union of Texas offers a non-penalty for cashing-in CD at 3.6% for 12 months.
  2. Texas Security Bank offers 3.8% for 12 months.
- B. Additional funding for legal expenses in GAF lawsuit. Hallett Perin is working on contingency basis – not charging additional legal fees. To date, \$23,584; Deposition & transcript \$6,500 each; Mediation \$2,500-\$4,000.