

April 27, 2021

To: BOARD OF MANAGERS-PRESTONWOOD COUNTRY CLUB CONDOMINIUM ASSOC., INC.
From: Carrie Bailey
Subj: Manager's Report

I. Unfinished Business

A. Operations

1. **Building Repair/Improvement** – Painting completed at 15929 Archwood and 15930 Coolwood. Light fixtures to be installed next week, address replacement pending. Complete paint in progress at 15926/8 Coolwood. Repairs and touchup painting is being done where shrubs were cut back. This work has started on Building A and will continue.
2. **The deck was removed at 15902 Coolwood and the concrete porch & steps have been replaced.** The owners are paying for the cost of the concrete replacement. Column repair, railing installation, building painting and new light fixtures will follow.
3. **Storm 6/9/2019** – Aspenmark is finishing punch items and warranty. Final payment of \$140,561.83 is being held pending completion.
4. **Parking Lot**
 - a. **Striping** – Pavecon's bid is \$13,109. Pavement Services bid \$12,895 and C&D is \$12,850 for Cold Spray thermoplastic with approx. life of 3-5 years.
 - b. **Potholes** – Materials have arrived, and repairs will be done as time/weather permit.
5. **Rolled roofing warranty claim with Tamko from 2016** – Claim documentation required is being prepared for submittal. Reconstruction Experts is preparing the scope and a bid.
6. **Underground Water Leaks** – Only 1 of the identified leaks remains to be repaired and it is scheduled for Thursday. When the insulation company finishes, the holes will be filled. Those on Coolwood & Copperwood will be filled with asphalt.
7. **Rejuvenation Pruning** – Many shrubs are flourishing with new growth. The loropetalums had previously done well with pruning, but the freeze has killed most of them all over town. The Indian hawthorns, pittosporums and Elaeagnus that appear to be dead, were not expected to survive due to their age and general health. Plant professionals are urging patience, believing that more plants will recover if given time and fertilization. All our plants have been fertilized.
8. **Freeze 2/11-19/2021**- Expenses continue to be tracked – 3 owners with interior damage are still finalizing repairs and insurance settlements. Broken tiles on several porches need repair.
9. **New Trees & fertilization**– The Autumn Blaze Maples, and several of the red buds are flourishing. The magnolias are holding their own. The Eagleston Holly and 2 of the red buds are dead and scheduled to be replaced by Fannin at no cost to the Association– the freeze (which happened before the were planted) is the apparent cause. Eleven of the red buds have not bloomed nor leafed out, but they are alive, and the experts say that we need to give them another 6 to 8 weeks to recover and leaf out. If that does not happen, they will also be replaced by Fannin. There is noticeable improvement, particularly in the live oaks, since the liquid tree fertilization was done, 2 weeks ago.

10. Parking Lot Striping and Fire Lane Painting – Proposals have been submitted by Pavecon, Pavement Services and C & D Commercial Services – review is in process.

B. Administration

- 1. Owner Insurance Certificates** on going
- 2. Occupancy Status Report - 2021 Cap 50** –52 approved to lease- 6 are on waiting list. Three will need to become vacant before any can be approved. The owner waiting the longest has been on the list since 12/1/2020.
- 3. Sales** – 2015/28 – 2016/30 - 2017/20 – 2018/17 – 2019/27- 2020/21-2021/9 (6 in the past 30 days)
- 4. Covid-19** – Due to the governor’s executive order GA-3, effective 3/10/2021. The pool area has been reopened on the condition that person’s using the pool comply with CDC guidelines of wearing masks, 6’ distancing and sanitization. Sanitation requirements between usage remain in effect, so the pool furniture has not been put out. Residents may bring their own chairs or floats as long as they take them home rather than leaving them in the pool area. Any personal belongings left at the pool will be thrown away.

II. New Business

- A. Pest control Issues** - have been high with treatments requested for rat control and spraying flower beds and grassy areas for fleas.
- B. Two Cars Stolen from the country club** - on the weekend of 4/23-24. A meeting is scheduled with the club manager on 4/28 to discuss.

III. Executive Session

- A. Delinquencies**
- B. Violations**
- C. Legal**