

May 20, 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 15926/28 & 15930 Coolwood. New light fixtures have been installed; address plaques are ordered. 15902 Coolwood columns have been replaced painting and new light fixtures will follow. Power washing, minor repairs and touchup painting has been done where shrubs were cut back on Building A and part of B. This will continue until all building are complete.
2. **Storm 6/9/2019** – Aspenmark is finishing punch items and warranty. Final payment of \$140,561.83 is being held pending completion.
3. **Parking Lot**
 - a. **Striping & fire lane painting**– Bids are being evaluated.
 - b. **Potholes** – The major openings have been filled with hot asphalt. The smaller holes will be filled by the staff with AquaPhalt.
4. **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.
5. **Underground Water Leaks** – All repairs on the streets have been completed and asphalt replaced. On new leak on the west Copperwood alley is pending the replacement of a flex line. Tow other holes in alleys are ready for filling and concrete.
6. **Rejuvenation Pruning** – In the past month, many plants that appeared to have been killed by the freeze have leafed out. Additional pruning, removal of dead plants and bed clean-up is no process.
7. **Freeze 2/11-19/2021**- Total costs of losses will be calculated in another month when the plant loss can be accurately assessed.
8. **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 7 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. Granular fertilization was applied to 78 trees last week.

B. Administration

1. **Owner Insurance Certificates** on going
2. **Occupancy Status Report - 2021 Cap 50** –50 approved to lease- 7 are on waiting list. One 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- 2020/21-2021/12
4. **Covid-19** – The pool remains open but without chairs because the sanitation requirements are still in effect. Residents may bring their own chairs or floats. These cannot be stored at the pool - personal belongings left at the pool will be thrown away.

II. New Business

- A. On 5/12 a Cadillac Escalade was stolen from one of the parking spaces adjacent to the country club following the pattern of vehicles stolen from the club. The police report that thieves can open GM cars and disable OnStar without setting off alarms.
- B. Sewer line repairs are scheduled for east Copperwood on 5/24.
- C. Service problems with Brightview Landscaping have not been resolved and other companies are being interviewed. The current contract ends in October and requires 90 days' notice. The closest competitive bid we have had in the past 5 years of service with Brightview/Precision is \$20,000 more than our current price of \$29,000 per year. There will need to be a change in scope to reduce the cost.

III. Executive Session

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