

June 21, 2019

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

**I. Unfinished Business**

**A. Operations**

1. **HVAC** – Quarterly Maintenance completed by Daikin on 6-18.
2. **Building Repair/Improvement** – Changes complete at 5837 Copperwood – adding shutters & trim, painting downspouts, replacing light fixtures except for the new address numbers. Front shingle replacement and painting in process at 15914/6 Archwood.
3. **Underground leak on heater system** – A total of 11 leaks have been found and repaired since last fall. Two were found in the past month, one is repaired, and repair is ordered on the other.

**B. Administration**

1. **Owner Insurance Certificates** – ongoing
2. **Occupancy Status Report - 2019 Cap 60** – 58 approved to be leased-2 on waiting list.
3. **Sales** – 2015/28 – 2016/30 - 2017/20 – 2018/17 – 2019 y-t-d/10
4. **PayLease** - 32 payments (13%) in September 2016/ 78 May 2019
5. **Tax reimbursement** – Received credit from Reliant - \$27,500. Made a principle payment on HVAC Loan of \$20,000. Reimbursement from the state for payments made to ConEdison is being processed - will be \$28,669.66 – still tracking.
6. **Social - Memorial Day Mimosas by the Pool** - 10:00 to Noon. Panera Bread - Pastries, Fruit, Coffee, Juice and Mimosas – 43 planned to attend-33 came.

**II. New Business**

- A. **Golf Cart Replacement** – Electric Golf cart that was purchased used in 2008 for \$3,862 stopped running – minimum cost to repair is \$2,000. Therefore, on June 12<sup>th</sup>, the board approved the purchase of a replacement – refurbished Cushman Hauler 1200X for \$5,179.76 (new cost \$8,995),
- B. **Audit Report for 2017 received.**
- C. **Shooting on 6/3/2019** – Town Hall Meeting 6/25 with Sr. Corporal Lindsey Allen, DPD and Trauma Counselor Lyndsay Sather from the Victim Intervention Program at Parkland Hospital.
- D. **Storm 6/9/2019** – On Sunday, June 9<sup>th</sup>, a storm caused damage throughout the community. Trees from Chalfont were blown into the power lines behind Copperwood and 27 trees on our grounds were damaged. One tree on Country Club Drive was completely uprooted. Downed tree limbs buried two cars and blocked many areas of the parking lot. Many thanks to our staff, **Maurilio Alvarez** and **Poly Medina**, and the following residents and guests, who worked from 3:00 to 8:00 to cut back and move the fallen limbs providing clear access by Sunday night. Without the volunteer efforts of these residents, it would have taken several days to clear the parking lot and sidewalks. **Many Thanks to Norm Atchison Gene Grogan, Ali Kiany, Demetrius Butler, Sa'id and Andrea Kendrick, John and Audrey Lane, Audrey Duke, "Trey" VonAhnen and Mike Fountain. Thanks to Jeff Hughes, Becky Erickson, Afsaneh Nedjatghaffar, Lori Smith, Pat and Gary Smith for providing water and support and to Rick Farah for contacting Encor.**

Our arborist and his crew, Jim Breaux - Personal Touch Tree Service, arrived on Tuesday morning and cleared three major trees behind West Copperwood just as Encor arrived to replace the broken power lines allowing the power to be restored at 8:10 Tuesday night. Hot water and air conditioning were restored the next morning after the equipment had been inspected by our maintenance company, Entech.

In addition to the tree damage, 10 chimney caps were damaged or destroyed, 2 fences were blown down, 2 balcony railings were blown off, gutters were damaged in 14 areas and initial reports indicate

that the roofs will need to be replaced. These damages are covered by our Property - Wind and Hail Insurance Policy which initially had a \$100,000 deductible, however, the Board approved buying that down to \$50,000. If the roofs do need to be replaced, the damages will be around \$800,000 but the financial exposure for the Association is limited to the \$50,000 deductible.

Completed or contracted for \$31,298 of work –partial trees, fences, rails, partial gutters, partial roof.

E. July 3<sup>rd</sup> BBQ – 7-9 \$20/person BYOB

**III. Executive Session**

**A. Delinquencies**

**B. Violations**

**C. Legal**