

June 21, 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** – Address plaques are ordered for at 15929 Archwood, and 15926/28 & 15930 Coolwood. 15902 Coolwood columns have been replaced painting and new light fixtures will follow. Building clean up and repair will continue until all building are complete.
2. **Storm 6/9/2019** – Aspenmark is finishing punch items and warranty. Final payment of \$137,245.40 is being held pending completion.
3. **Parking Lot**
 - a. **Striping & fire lane painting**– Bids are being evaluated.
 - b. **Potholes** – 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. Aspenmark is taking over the claim since the new rolled roofing will need to integrate with the GAF roofing installed by Aspenmark.
5. **Underground Water Leaks** – The leak on the west Copperwood alley has had the flex line replaced. No leaks pending. Sewer line repairs have been completed on east Copperwood.
6. **Rejuvenation Pruning** – Removal of dead stumps, cutting ground cover back from the buildings and bed clean-up is in process.
7. **Freeze 2/11-19/2021**- Total costs of losses is \$24,000 – the deductible is \$25,000.
8. **New Trees** – The Eagleston Holly has been replaced at Copperwood and Preston. The red buds that have not survived will be replaced when new stock is available from Fannin Trees.

B. Administration

1. **Owner Insurance Certificates** on going
2. **Occupancy Status Report - 2021 Cap 50** –50 approved to lease- 5 are on waiting list.
3. **Sales** – 2015/28 – 2016/30 - 2017/20 – 2018/17 – 2019/27- 2020/21-2021/18
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. There have been 2 dogs off lead that resulted in bites. The City of Dallas and PWCCCA Rules require leashing at all times the dog is outside of the condo. All animal attacks must be reported to Animal Services by the pet owner.
- B. Texas 87th Legislative Session – Actions needed:
 1. SB 1588 Section 2. & SB 581 - Amend Religious Display Policy
 2. SB 318 - Adopt an Open Records Production Policy and Records Retention Policy.
 3. SB 6 – Adopt a Pandemic Policy
- C. The ceiling in the Limited Common Area corridor of 15915 Stillwood collapsed on Friday, 6/11; it has been repaired. The ceiling at 5811 Copperwood was close to collapsing but we were able to safely remove the sheetrock and install new. Two other buildings have signs of failure and will be repaired.
- D. Dallas Police Courtesy Officer patrols began on 6/21/2021 and will continue through 12/20/2021. Minimum of 5 per week with written report submitted weekly.
- E. July 3rd Celebration- hot dogs, sliders and ice cream- BYOB 77 have rsvp'd 100 will be the max.

III. Executive Session

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