

August 23, 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** – 15902 Coolwood updating is complete. Building clean up and repair will continue until all building are complete.
2. **Tamko Defective Rolled Roofing Replacement** – Aspenmark has changed names to Restoration Builders. They are managing the Tamko warranty claim/flat roof replacement because this roofing must tie into the new GAF roofing and by using the same vendor who installed the GAF, the Golden Shield Warranty will not be compromised or voided. All buildings have some of this roofing which will be removed and replaced as soon as funds are received. This will cost about \$80,000 – all paid for by Tamko.
3. **Parking Lot Striping & fire lane painting** – On hold pending Reserve Study completion.
4. **Underground Water Leaks** – None at this time
5. **New Trees** – Fannin Trees will replace the red buds that have died in the fall when the weather cools off and new stock is available. There will be now charge to the Association.
6. **Common Ceiling Replacements** – Two buildings pending.
7. **Landscaping** – River rocks, crushed granite and decomposed granite are being added in areas that don't support plants. Artificial turf is being priced for areas interspersed with the hard scape.
8. **Trash Compactor** – Complete – the new compactor was delivered on 8/19.

B. Administration

1. **Owner Insurance Certificates** on going
2. **Occupancy Status Report - 2021 Cap 50** –50 approved to lease- 3 are on waiting list.
3. **Sales** – 2015/28 – 2016/30 - 2017/20 – 2018/17 – 2019/27 - 2020/21 - 2021/25
4. **Covid-19** – On 8/11/2021 Judge Clay Jenkins issued new mask requirements and the Board approved a policy. All are required to wear a mask inside Common and Limited Common Elements.
5. **Legal** - Texas 87th Legislative Session – Submitted to RMWBH for preparation.

II. New Business

- A. **A reserve study** is being prepared by Community Association Reserves and completion is expected the last week of September of the first week of September.
- B. **Insurance Renewal** is September 19th. The bids should be received a few days before and will be reviewed and approved by the Board.

III. Executive Session

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

