

August 25, 2020

To: BOARD OF MANAGERS-PRESTONWOOD COUNTRY CLUB CONDOMINIUM ASSOC., INC.

From: Carrie Bailey

Subject: Manager's Report

I. Unfinished Business

A. Operations

1. **Building Repair/Improvement** – 3 additional balcony/fence repairs on the west Copperwood alley, the Archwood/Preston & Coolwood/Stillwood alley. Rotted trim repair and painting completed at 15921 Preston.
2. **Storm 6/9/2019** – final check for \$457,063.19 received on 8/24. Finalizing punch items and warranty with Aspenmark.
3. **Parking Lot** – Re-stripping expected to be completed in October.
4. **Electrical Remediation - Condos** – Completion of the project is projected to be on 9/11. This will end the 25-week project which included scheduling more than 350 appointments.
5. **Rolled roofing warranty claim with Tamko from 2016** – Claim documentation required by Tamko is being prepared for submittal.
6. **Tolson Engineering inspected 3 foundations on 7/14.** No work recommended at 15917 Archwood. Lifting is recommended at 15906 Club Crest and some framing repairs are needed at 15910 Club Crest. Bids are in process. Another inspection was conducted on 8/17 of 15921 & 23 Preston; report expected in 2 weeks.

B. Administration

1. **Owner Insurance Certificates** on going
2. **Occupancy Status Report - 2020 Cap 55** – 9 on waiting list
3. **Sales** – 2015/28 – 2016/30 - 2017/20 – 2018/17 – 2019/27- 2020/8
4. **Covid19** -Attorneys continue to advise that community **pools remain closed** if staffing is not available to enforce the CDC guidelines.

II. New Business

- A. A car on Archwood and one on east Copperwood were rummaged through on **Sunday night/Monday morning. One wallet was stolen.**
- B. **Texas State laws regarding association rule violations-** Rules change needed to address “incurable” violations.
- C. **Thank you** to the Board, homeowners, and residents for manager appreciation.

III. Executive Session

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