

September 18, 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** – 2 balcony repairs on the west Copperwood alley, railings replaced on Stillwood balcony and east Copperwood and fence repair on east Copperwood alley.
2. **Storm 6/9/2019** – final check for \$457,063.19 received on 8/24. Aspenmark is finishing punch items and warranty. Final payment of \$140,561.83 is being held pending completion.
3. **Parking Lot** – Re-striping expected to be completed in October.
4. **Electrical Remediation** – Complete. The final reconciliation will be on the 10/1 invoices. Total cost exceeded the projected cost by 5%, \$15,000.
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. Work is also required at 15921/23 Preston. Fox Foundation has done most of the foundation work for the past 10 years. They sold to Advanced Foundation, but the bid requested from them came back from Arch Foundation – listing only phone numbers for Dallas & Ft Worth but no address for the company. Other bids are being requested.

**B. Administration**

1. **Owner Insurance Certificates** on going
2. **Occupancy Status Report - 2020 Cap 55** – 5 on waiting list
3. **Sales** – 2015/28 – 2016/30 - 2017/20 – 2018/17 – 2019/27- 2020/13
4. **Covid19** - Attorneys continue to advise that community **pools remain closed** if staffing is not available to enforce the CDC guidelines.
5. **Fines for first offense of “incurable” violations** - RMWBH advises that the Rules cannot be changed to allow a fine for “incurable” violations.

**II. New Business**

- A. **Car theft at Country club** -3 GM vehicles stolen in the past 5 months. Two were stolen during the day with the security guard on duty. Dallas Police have placed the camera rig on property and report that thieves have access to GM's, can disable OnStar and are hitting country clubs instead of shopping centers.
- B. **Meeting with new Country Club Manager, Scott Hajdu** – On 9/10 Jeff Hughes and I met with the new club manager and discussed issues of common interest including the possibility of the club fencing and gating their parking as part of upgrading to a “Premier” property within ClubCorp. Also discussed was that the country club, like the condos, does not install cameras as a deterrent because of the liability exposure.
- C. **Insurance Renewal for 2020- Increase of \$2150.75**
- D. **Covid-19** – Governor Abbott increased the maximum capacity limit for certain businesses and facilities from 50% to 75% on 9/17/2020
- E. **Brightview Landscaping Price Increase** -Effective 11/1/2020 increase of \$2,800/year=\$24,600, Contract signed on 6/24/2020 with first increase since 2016. Total of 2 increases 32%. Bids have been requested from 3 other companies
- F. **Budget Review for 2021**

**III. Executive Session**

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