

September 27, 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** – Fence and balcony repairs have been completed at 5811 Copperwood and 15934 Club Crest. Façade repair and painting is beginning on 15937 Preston and will be followed by 15935 Copperwood.
2. **Tamko Defective Rolled Roofing Replacement** –Replacement will begin with final approval from Tamko. (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 no charge to the Association.
6. **Common Ceiling Replacements** – Two buildings pending.
7. **Landscaping** – Improvements are in progress on the endcaps of Copperwood. River rocks, crushed granite, decomposed granite and artificial turf are being added in areas that don't support plants. Next, Liriope will be planted along the sidewalks to edge the beds on Club Crest, Stillwood and west Copperwood according to the Landscape Committee's Plan.
8. **Insurance Renewal** – the rates increased slightly from 2020/2,

B. Administration

1. **Owner Insurance Certificates** on going
2. **Occupancy Status Report - 2021 Cap 50** –50 approved to lease- 4 are on waiting list.
3. **Sales** – 2015/28 – 2016/30 - 2017/20 – 2018/17 – 2019/27 - 2020/21 - 2021/27
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** –
 - a. Texas 87th Legislative Actions for Approval
 1. Document Retention Policy
 2. Open Records Policy
 3. SB6 Resolution 2021 - (Amenity Use Guidance Pursuant to Chapter 148, Texas Civil Practice & Remedies Code)
 - b. Amendment to Rules – Dangerous Dogs

II. New Business – 2022 Budget Review

III. Executive Session

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