Management Update February 17, 2021

Property Operations ongoing:

- Roof repairs are ongoing. Ruff Roofers completed 21 tasks.
- Our staff continues to use the necessary PPE including masks, gloves, boot covers and Tyvek suits (where needed) to reduce any risk of cross contamination.
- Crawl space remediation: 125 buildings remain.
- PEX installations: 102 buildings remain.
- Gutter Guard Install: 74 buildings remain.
- Staff handled minor snow event on Jan 31st -Feb 1st.
- Second new vehicle, 2021 Ford Ranger pickup was delivered.

Maintenance Update:

- January: Maintenance staff short 1 due to illness. One staff member is currently on long term disability. Recent update on a possible return to work is now May. Will be discussed in executive session.
- Plumbers completed 93 tasks including the following common area repairs/inspections:
    - Check all storm drains and deliver sandbags if needed.
    - Storm line jetting: 205, 832, 926 and 936
    - 3 new hydrant installations blds 215, 224 and 965
    - Sealed pipe chases buildings: 402, 716, 807, 818, 820, 822, 825 and 970
    - Crawlspace inspections: 208, 213, 223, 224, 516, 520, 827, 831, 940, 942 and 962
    - Crawlspaces replace sump pumps: 941, 962 and 520.
    - Replaced hot water line(s) 939-941; 738-736
    - Replaced cold water line(s) 537-539
    - Boiler Room inspections daily
    - Hot Water heater repairs: 829,531,
    - Boiler room water loop repairs: 904
    - Hard pipe down spouts, remove leaf catchers: 549, 850 and 806
    - Leak repairs: 602, 716, 714, 925
    - Storm Drains: 709-711,
    - 25 Water Shut offs
    - Gas Shut Offs: 3
    - 4 Cable assists
- Carpenters:
    - 49 tasks completed.
- Painters:
    - 51 tasks completed.
- Exterior Crew:
    - 64 tasks completed.

- Landscaping PKFX Staff:

- o   20 tasks completed.
- UPS:
  - o   41 tasks completed.

- Landscaping & Other Outside Contractors:

  - o   CLS began the landscaping restoration work at building 527. Work includes grading and installation of crib walls in the rear will begin in the next few weeks weather permitting.