

# Management Update March 17, 2021

## Property Operations ongoing:

- Roof repairs are ongoing. Ruff Roofers completed 23 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. 5 more are being scheduled for through April.
- PEX installations: 100 buildings remain.
- Gutter Guard Install: 73 buildings remain.

## Maintenance Update:

- February: Staff level down one due to illness. Awaiting response to Board direction.
- Plumbers including the following common area repairs/inspections:
  - completed 51 tasks.
  - 27 in progress
  - Sewer line jetting: 514, 946
  - Storm line jetting: 101, 811, 905
  - Sealed pipe chases buildings: 221, 530, 521, 718, 726, 824, 846, 957, 967.
  - Crawlspace inspections: 225, 229, 530, 543, 820, 850
  - Crawlspace replace sump pumps: 941, 962 and 520.
  - Boiler Room inspections daily
  - Hot Water heater repairs: 107, 223, 514, 523, 536, 944
  - Install New Hot Water Heaters: 944 (1)
  - Hard pipe down spouts, remove leaf catchers: 811, 905.
  - Water Shut offs: 28.
  - Gas Shut Offs: 4
  - Cable assists: 4
- Carpenters:
  - 29 tasks completed.
  - 20 in progress
- Painters:
  - 40 tasks completed.
  - 40 in progress
- Exterior Crew:
  - 25 tasks completed.
  - 22 in progress
- Landscaping PKFX Staff:
  - 19 tasks completed.
  - 16 in progress
- UPS:
  - 49 tasks completed.

- 13 in progress
- Landscaping & Other Outside Contractors:
  - CLS is continuing with the landscaping restoration work at building 527. Patio areas re-graded, crib walls/drainage sock and emitters installed. Some plant materials have been installed. Re-grading of side slope and front courtyard is next.
  - PKFX Landscape crew have completed several projects, erosion control stairwell to building 907, path and timber all restoration right side of building 917, erosion control upper timber wall slope left front side of building 304. Overhanging flowering natives will be planted here.
  - CLS and management attend the virtual landscape meeting on March the 2<sup>nd</sup>.