

## **Management Update April 28, 2021**

### **Property Operations ongoing:**

- Roof repairs are ongoing. Ruff Roofers completed 30 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/May (awaiting city permits).
- PEX installations: 99 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 90 tasks.
  - 5 in progress
  - Sewer line jetting: 211, 606, 944
  - Storm line check and jetting: 108, 204, 536, 546, 903, 913
  - Crawlspace inspections and sealed pipe chases buildings: 216, 503, 709, 729, 810, 827, 914, 926, 941, 929, 950 and 966.
  - Crawlspace replace sump pumps: 224, 810, and 914.
  - Boiler Room inspections daily
  - Hot Water heater repairs: 223, 224, 518, 708 and 944
  - Main water (cold supply) valve replacements: 708, 722
  - Spigot turn on: 545, 547, 712, 730, 807, 822, 823, 839 and 848.
  - Hard pipe down spouts, remove leaf catchers: 732, 820, 848, 924, 966.
  - Water Shut offs: 21.
  - Gas Shut Offs: 1
  - Cable assists: 2
- Carpenters:
  - 33 tasks completed.
  - 23 in progress
- Painters:
  - 59 tasks completed.
  - 49 in progress
- Exterior Crew:
  - 14 tasks completed.
  - 5 in progress
- Landscaping PKFX Staff:
  - 22 tasks completed.
  - 10 in progress
- UPS:
  - 30 tasks completed.

- 1 in progress
- Landscaping & Other Outside Contractors:
  - CLS has completed the landscaping restoration work at building 527.
  - PKFX Landscape crew have continued with small re-seeding projects including areas where utility work was completed. Restored pathway rear of unit 1737 on Preston Road, alleviated ponding ion the rear of 1013 Beverly Road, Restored area between 814-816 on Valley Drive.
  - Charles Consultants visited site again and will be providing direction by end of April.