

Management Update June 16.2021

Management:

- Staff and Dataprise with help for Robin Davis installed the new Owl Conference System
- Pools A&B open without reservations. Pool C to open on 6/19
- Awaiting report from the On-Site Lighting on the survey
- Gym Opened with no restrictions.
- Received Proposal for landscape upgrades from Christopher Consultants.
- Working on Capital Projects: Party Room and Gym upgrades: Met with Pro Finishers, Mosley Multifamily and Dynasty. Proposals will be submitted for Board review for July Bord meeting
- Awaiting all invoices from emergency storm repairs for roofing and tree work. As we will pass our 10k deductible we have already put our carrier on notice that we will file claim for wind damages.

Administrative:

- Ra'Chelle Carey hired as our new executive admin, handling ap/ar and the newsletter.
- Bryan Hudzina was hired as our new covenants' director. Dana is currently getting him up to speed.

Property Operations ongoing:

- Roof repairs are ongoing. Ruff Roofers completed 12 roofing tasks and 1 gutter repair.
- Crawl space remediation: 125 buildings remain. 5 more are being scheduled to begin in July but the contractor is still awaiting city permits.
- PEX installations: 99 buildings remain. E&G to begin on July 6th with the first round of buildings, 501, 508, 511, 518, 534 and 542. These will all have both remediation and PEX completed as E&G is now a licensed remediation contractor. An addendum was added to their contract on June 1st. Notices will begin to go out next Monday with reminder email blasts to each affected building a week before the start date.
- Gutter Guard Install: 72 buildings remain.

Maintenance Update:

- April Staff level down 2 maintenance positions, one exterior crew helper and one plumber. Interviews being conducted.
- Plumbers including the following common area repairs/inspections:
 - 63 tasks entered, 44 completed,
 - 19 in progress
 - Storm Sewer checks (all sections checked)
 - Crawlspace inspections and sealed pipe chases buildings: 543, 907 and 941 replace sump pump.

- Boiler Rooms: 224 hot water controls; 511, replace (1) hot water heater from stock; 911, replace recirculation pump and 20 feet of ¾” line; 917, replace all hot water heater sensor switches and 30 of ¾” recirculation line; 965, replace hot water heater flame sensor rod.
- Install Hydrants: 965.
- Spigot turn on and repairs: 28 buildings.
- Water Shut offs: 4.
- Gas leak checks: 3240 Gunston: no leaks
- Catch basin install: bld 206 new 18” box and 30 ft schedule 40 PVC.
- Pools: serviced all fixtures.
- Carpenters:
 - 73 tasks entered 42 tasks completed.
 - 31 in progress
- Painters:
 - 120 tasks entered 79 completed.
 - 41 in progress
- Exterior Crew:
 - 8 tasks entered 2 completed.
 - 6 in progress
- Landscaping PKFX Staff:
 - 285 tasks entered 181 completed.
 - 54 in progress
- UPS:
 - 89 tasks entered 83 completed.
 - 3 in progress
- Landscaping & Other Outside Contractors:
 - CLS began the Spring tree pruning and removals.
 - CLS is continuing shrub pruning.
 - CLS is continuing sidewalk weed control.
 - PKFX Landscape crew have continued with small erosion and drainage issues, rear of 206, 839 and 841.
 - PKFX staff and CLS tree crews responded to storm damages on Thursday the 27 and continued on Friday the 28th.