

Management Update July 16, 2021

Management:

- Owl Conference System, zoom platform provided to all committees.
- All Pools are open following normal operating schedules.
- On-Site Lighting survey has been received and forwarded to the Board and the TLU committee for review.
- Committees to report on capital projects at the 7/21 board meeting. Management provided some details.
- Pickleball equipment ordered.
- Working with Barkan on budget lines being corrected in the monthly financials.

Administrative:

- Bike registrations on-going
- Newsletter went digital. 124 residents asked to have copy mailed. Link posted on the website and shared in the weekly blast.

Building 942 Fire Update:

- All permits approved.
- Minkoff completed building and units scopes of work.
- GNY and Minkoff agreed on final cost of \$341,586. PKFX responsible for 10k deductible.
- Scopes for individual unit owners have been provided.
- Owners working directly with Minkoff reps on any betterments and finish choices.
- Scaffolding erected last week.
- Roof demo began this week.
- New Trusses delivered on 7/14.
- Additional roof tile ordered.
- Attics over 1607/09 fully remediated, dry ice blasted, encapsulated, and had all new insulation blown in.
- Cat walks and decking will be re-installed.
- Unit 1601 Preston to have minor interior work completed on 7.16.21.
- Unit 1607 Preston will be completed next with timeline by mid-August.
- Timeline for units 1603/05 being finalized.

Property Operations ongoing:

- Roof repairs are ongoing. Ruff Roofers completed 17 roofing tasks and 2 gutter tasks.
- Crawl space remediation: 121 buildings remain. 2 more are being scheduled to be completed in July and 6 more in August. Notices have been delivered through end of July.

- PEX installations: 97 buildings remain. E&G began last week with the first round of buildings, completed both 501 and 508. 511, 518, 534 and 542 will all be completed by mid-August. These 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: 71 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:
 - 71 tasks entered.
 - 55 completed.
 - 16 in progress.
 - Storm Sewer checks (all sections checked)
 - Hard pipe downspouts: 522, 525, 805, 806, 845 and 931
 - Snaked Drains: 515, 718, 849 and 953
 - Tub waste replacement: 2, 3540 MC and 1208 MC
 - Crawlspace inspections and sealed pipe chases buildings: 105, 706, 708, 716, 737, 819, 820, 907, 914 and 933.
 - Replaced sump pump in 214.
 - Boiler Rooms: Prep 738 for new hot water heater installation
 - Install Hydrants: 848 and checked pressure at 712.
 - Spigot turn on and repairs: 14 buildings.
 - Gas shut offs: 725 and 113.
 - Cable Assist: 1710 Preston
- Carpenters:
 - 116 tasks entered.
 - 74 tasks completed.
 - 42 in progress.
- Painters:
 - 162 tasks entered.
 - 108 completed.
 - 54 in progress.
- Exterior Crew:
 - 50 tasks entered.
 - 35 completed.
 - 15 in progress.
- Landscaping PKFX Staff:
 - 276 tasks entered.
 - 240 completed.
 - 36 in progress
- UPS:

- 96 tasks entered.
- 90 completed.
- 6 in progress
- Landscaping & Other Outside Contractors:
 - CLS is working on the next round of 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 at 604, 904, 924, 931

