

Management Update July 16, 2021

Management:

- Pickleball equipment arrived and installed.
- Barkan provided new format on monthly financials showing separation of payroll and benefits.

Administrative:

- Bike inspections began.
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Building 942 Fire Update:

- Roof fully completed. Additional tiles brought to the yard.
- Scaffolding will remain to facilitate exterior trim and window cleaning
- Cat walks and decking have been re-installed in all attics.
- Unit 1601 Preston minor interior work was completed on 7.16.21.
- Unit 1607 Preston has been fully cleaned and re-painted, owner took possession last week.
- Unit 1605 work to complete is ongoing. Minkoff working on change order directly with unit owner. Expect completion by early September.
- Unit 1603 work on going. Minkoff awaiting their final finish choices.

Property Operations ongoing:

- Roof repairs are ongoing. Ruff Roofers completed 17 roofing tasks and 2 gutter tasks.
- Crawl space remediation: 111 buildings remain. 6 more are being scheduled to be completed in August and 6 more in September. Notices have been delivered through end of August.
- PEX installations: 94 buildings remain. E&G completed 511, 518, 534 and 542 and are now into the August schedule. These all have both remediation and PEX completed as E&G is now a licensed remediation contractor. Notices go out 2 weeks prior to work beginning begin with a reminder email blasts to each affected building a week before the start date.
- Gutter Guard Install: 71 buildings remain. Work on remaining buildings to begin in October through Dec.

Maintenance Update:

- July Staff level down 1 maintenance positions, one carpenter crew helper. Interviews being conducted.
- Plumbers including the following common area repairs/inspections:
 - 105 tasks entered.
 - 89 completed.
 - 16 in progress.
 - Storm Sewer checks (all sections checked)
 - Hard pipe downspouts: 204, 543, 544, 701, 815, 807, 971
 - Tub waste replacement: 907
 - Crawlspace inspections and sealed pipe chases buildings: 502, 930, 932, 949, 969.

- Replaced sump pump in 214.
- Boiler Rooms: 905 hot water heaters
- Install or checked hydrants: 916, 948, 924, 971
- Spigot turn on and repairs: 17 buildings.
- Gas issues: 938, no leaks, 734, 3374 Gunston leak in stove supply line
- Carpenters:
 - 62 tasks entered.
 - 20 tasks completed.
 - 42 in progress.
- Painters:
 - 132 tasks entered.
 - 101 completed.
 - 31 in progress.
- Exterior Crew:
 - 85 tasks entered.
 - 61 completed.
 - 24 in progress.
- Landscaping PKFX Staff:
 - 180 tasks entered.
 - 46 completed.
 - 134 in progress
- UPS:
 - 76 tasks entered.
 - 72 completed.
 - 4 in progress
- Landscaping & Other Outside Contractors:
 - CLS is working on the next round of tree pruning and removals.
 - CLS is continuing shrub pruning.
 - PKFX Landscape crew have continued with small erosion control projects and assisted in site clean up due to the recent storms.

