

May 2024 Reserve Expenditures Resolution Worksheet

Date: July 17, 2024

Suggested Motion:

“I move to approve the May 2024 Reserve Expenditures in the amount of \$385,319.62 with funds to come from GL 69-9901015, Reserve Expenditures.”

2nd:

Summary: Attached are the May 2024 Reserve Expenditures.

Vote:

	In Favor	Opposed	Abstained	Absent
Scott Buchanan				
Dave Bush				
Robin Davis				
Jeff Lisanick				
Amanda Mullan				
Scott Mulrooney				
Mike Rothenberg				
Jim Wicker				

May 2024 Reserve Expenditures

Codes	Reserve Item Description	Amount	Invoice #	Vendor	Invoice Description
9114.120	Building Wood Trim Replacement	<u>\$650.00</u>	3020	Dynasty	Plaque installation at buildings 931, 933, 935, 937, 939, 941, 943, and 945. 65 total plaques.
		\$650.00			
9901.010	Lighting Fixtures/Electrical	<u>\$165.00</u>	2411	Brian Mullins	Replaced defective circuit breaker on pool pump motor.
		<u>\$4,050.00</u>	2412	Brian Mullins	Installed new 200 amp electric service to building 708. Replaced old laundry room panel and discontinued old service in basement broiler room.
		\$4,215.00			
9114.210	Bldg. Louver/Vent Gable Ends	<u>\$2,700.00</u>	3047	Dynasty	Bldg 832. Replaced 2 Gables at gable ends due to squirrel infiltration. Repaired roof at gable end.
		<u>\$2,700.00</u>	3048	Dynasty	Bldg 836. Replaced 2 Gables at gable ends due to squirrel infiltration. Repaired roof at gable end.
		\$5,400.00			
9901.006	Tuckpointing	<u>\$55,757.32</u>	3360-23-4	Envirotech Chem. Inc.	Mortar joint tuckpointing for brick façade; Additional 3876 LF. Removed and replaced face brick; Additional 179 units. Furnished and installed Helifix crack stitching repair system; Additional 180.
		\$55,757.32			
9114.120	Building Settlement	<u>\$5,805.60</u>	220015700002	Walker Consultants	Buildings 109 and 111. Services from March 1, 2024, to March 28, 2024. Observe the foundation and façade repairs and prepare filed reports. Included communication with unit owners.
		\$294,205.20	12933	Avon Corporation	Foundation and façade repairs to buildings 109, 111 and 716.
		\$300,010.80			
9114.120	Fascia Repairs	<u>\$3,770.00</u>	3029	Dynasty	Bldg. 550; Fascia and Gable replacement. Final payment. Deposit previously paid.
		\$3,770.00			
9901.016	Roof Tiles	<u>\$1,834.50</u>	14481	Ruff Roofing	Tile repairs: 3607 Greenway Place; Replaced 2 broken tiles. 1633 Ripon Place; Gutter was leaking on rear side the building, sealed open seams. 1507 Mount Eagle Place; Replaced 1 missing tile. 3321 Valley Drive; Replaced 1 broken tile.
		<u>\$2,377.00</u>	14513	Ruff Roofing	Tile repairs: 1338 Martha Custis Drive; Replaced 9 damaged tiles. 3723 Lyons Lane; Replaced 2 damaged tiles. 3532 Gunston Road; Replaced 35 tiles.
		<u>\$2,415.00</u>	14628	Ruff Roofing	Tile repairs: 3434 Gunston Road; Replaced 28 tiles. 1340 Martha Custis Drive; inspected gutter. 1541 Mount Eagle Place; Replaced 2 tiles.
		\$6,626.50			
9114.210	Building Waterproofing	<u>\$5,445.00</u>	8669-47384	E&G Services	Bldg 713: Laundry Room - Excavated and water-sealed exterior front and return stoops at 3536 Gunston down to the laundry room. Excavated 5' depth, 3' wide x 12'. Hand dig.
		\$5,445.00			
9901.008	Storm Drain Installation/Repairs	<u>\$3,445.00</u>	8668-573713	E&G Services	Bldg 713 Laundry: Installed 70' 4" schedule 40 PVC 2-3 depth. Hand dig 2ft depth. Backfill and regrade.
		\$3,445.00			
	Total reserve expenses	\$385,319.62			