

Southbay Condominium Association, Inc

PROPERTY MANAGER'S REPORT --December 2022--

⌘ BUILDING MAINTENANCE ⌘

- E building – There was a scheduled water shut-off for the building on December 13th. A notice has been posted in D building to notify the office if any owners who would like to have their water shut-off replaced by their plumber.
- E building – The grate in the parking garage is being replaced. There is a cone in place until this is done.
- D building – The bathroom ceiling in unit 401D was completed.
- D building – Paul will be repairing the trash chute next week – the trash chute will be temporarily unavailable during this time.
- D building – Have had additional pest control service done on the 2nd floor and a unit inspection done by the pest control company to try and determine the source. They confirmed that the German cockroaches were not coming from an individual unit, that they are most likely being carried in on packages or grocery bags.
- D & E buildings – Paul repainted the PVC clearance pipes at the exits and entrances of the parking garages. He will repaint the remaining interior ones as the weather permits.
- D & E building & Villas – Paul is contacting the city to have the rat stations baited.

⌘ LANDSCAPING ⌘

- Solar lights were installed around the A section of villas. If they are a working alternative the rest of the landscaping lights will be replaced in stages. There are also several posts that will be cemented back into place by Paul.
- Met with Doug and Jason from Southern and Atlantic on December 6th and discussed several issues including weeds, pests (including ants), sod, etc.
- Paul has gone around the entire property and cleaned up garbage from the lawn, bushes, etc., and will continue to do this on a daily basis.
- The ponds have been improving since the meeting with Solitude and will continue to work with them on ways to keep them properly maintained.
- Paul installed a new PVC post and painted it yellow next to a sprinkler head by the D bldg pond that has been run over repeatedly and has had to be replaced numerous times.
- Paul installed a new PVC post and painted it yellow on the exit side of the entrance, he also painted the two posts yellow on the entrance side.

⌘ EQUIPMENT SERVICE/INSPECTIONS ⌘

- Carwash – The electrical outlet repair in the carwash area did not last. The electrical feed which includes one of the D bldg roof lights requires a significant amount of work and will be costly – approx. \$1,200 to \$1,300.
- D & E building – The remodel of the freight elevator cabs is still pending and will be completed as soon as possible.
Please notify the office of any planned large deliveries so that we can schedule the remodel around those dates.
- The leaf blower was not working correctly, and Paul repaired it.

⌘ POOL/DOCK ⌘

- Pool – The high pressure fault on the geothermal system was stuck in the on position and Symbiont replaced it.
- Pool – John replaced the autofill for the pool.
- Pool – There were new ladder covers purchased and Paul replaced the old ones at the pool.
- Pool – Paul cleaned and swept out the pool pump housing.

⌘ MISCELLANEOUS ⌘

- All city sanitation services have been reinstated. Please remember to call every time something is put out for curbside pickup, they schedule by space in the truck.

Reminders:

- **No dogs for the exception of service dogs are allowed in the pool area. The DOH would immediately shut down the pool and assess a very hefty fine if any pets are in the pool area.**