MANAGERS REPORT JUL 08

- Surveillance Cameras were installed and activated throughout the property. Warning signs were also added throughout the property. They work great!
- I am getting bids on painting for the conduits that were added for the cameras as well as general touchups throughout the building.
- A full length astragal was added to the 2nd floor back door entrance for added security.
- The broken garage door mesh panels were replaced and metal bars were added to the main gate and the P3 gate to prevent anyone from pushing out the panels for entrance.
- A convex mirror was added to the main garage entrance to aid in visibility for entering and exiting the garage. Residents were reminded to drive slowly.
- A towing company has been contracted by the commercial tenants and signs were posted in the Commercial parking area.
- The exercise equipment was checked and maintained by Club Fitness Equipment. He said that the residents and Issac were doing an excellent job of cleaning up after use. Keep up the good work!
- Five bids were received for repairing the locks in the P3 storage area and for replacing the common area entrance locks.
- Two bids were received for the repairs to the woodwork in the P3 storage area. The replacement locks have been ordered and just arrived on Friday so we should be able to be have the work completed by the end of this week.
- Reminder to all residents DO NOT PROP OPEN HALLWAY DOORS. This interferes with the pressurization system in the hallways and is detrimental to the life of the HVAC system.
- WINDOW MOUNTED AC UNITS ARE STRICKTLY PROHIBITED!!! These are units are extremely unsightly but most important they can cause water damage to the units below. Anyone installing these units will be fined!
- Leaking garbage bags seem to be a serious problem in the hallways. PLEASE DOUBLE BAG THE GARBAGE BAGS YOU CARRY DOWN THE HALL IF THEY ARE FULL OF LIQUID. Isaac spends at least an hour a day cleaning spots out of the carpet that go all the way down the halls!

- Kathe from ST Fabrications has been out on vacation and should be here this week to give us a bid on adding security gates at three of the 2nd floor units.
- The AC unit in the exercise room has been repaired.
- The plumber was finally out here on Friday to look at the leak we had on P1. He could find nothing wrong in those pipes and we went into the units directly above that and could find no evidence of any backflows or overflows. I will have the insulation replaced and the plastic repaired.
- Stan finished painted the pillars on the P1 and P3 levels of the garage to make them more visible and less likely for us to hit them while backing out. THANKS!
- GasLine Mechanical has finally received two of the three required building permits from the city so they can begin the installation of the 5th floor AC units.
- Since our June meeting we have had three residents move out with two more scheduled before the end of this month and we have had five move ins with two more scheduled before the end of the month.
- Reminder to all dog owners that your dogs must be on a leash at all times when they are on the property. Please do not release them in the hallways or lobby wait until you are back into your own unit.