

2014 JANUARY MANAGER'S BUSINESS REPORT



ADMINISTRATIVE

1. First Quarter assessments have been received by all except unit 501. Unit 403 has received a letter regarding mandatory automatic deposit due to habitually being late in quarterly payments.
2. Rochelle Eisenberg has done an onsite appraisal of both garage murals and will provide an estimated opinion as to their worth / value to be refurbished.
3. Thunder By the Bay: Three condo managers, Marina Towers, Bay Plaza and Gulfstream Towers have combined their effort to encourage the event planner, Lucy, to discuss moving the stage from Gulfstream Avenue to another location next year and being more diligent regarding clean-up.
4. Rentals: Unit 401 as a new tenant, Sally Altrocchi
5. Don Worley will perform the "Review" Financial Report for the 2013. All 1099's have been sent out to LLC business partners.
6. All who have had their windows replaced have been sent the legal opinion from Najmy Thompson law office in regards to the Association position. Window petition has been acknowledged to owners who signed the petition, included was the legal opinion.
7. A great amount of time was expended on the upcoming projects of HVAC and painting
8. The annual documents needing to be updated have been done
 - a. Corporation
 - b. DBPR \$4.00 fee per unit = \$280
 - c. 2014 Update of the Frequently Asked Questions for Buyers
9. Unit 401 had plumbing blockage in the bathroom and was cleared by Daniels Plumbing.
10. Sales of units (all listed on our website): The following units are for sale:
 - a. Unit 401 b. Unit 402 c. Unit 409
 - b. Unit 907 has a contract pending



MAINTENANCE

1. Plumbing: The kitchen '01' stack was jetted
2. Life Safety: Wayne Automatic Fire Sprinklers will replace the south stairway riser packing due to leaking
3. Elevator lighting: We ordered the ceiling lights from Man-d-tech and have replaced the lights in Cab #2.
4. Trash Chute: Canitize cleaned the trash chute and was impressed with how little debris was in the chute. That is because owners double bag the trash before sending it down the chute. This is on the maintenance list to be done once a year.



UPCOMING PROJECTS

Replace end cap HVAC condensers	LAUNDRY: 1. Replace the carpets 2. Recycle signage in laundry rooms	Netting removal on east side of the building
Replace carports	DOORS: Door closures and some hinges to be replaced	Plumbing: jetting the bathroom "01" stack
Second floor renovation	Install the guillotine in the trash chute and replace the trash doors	Hallway end caps repair
Replace the fire pump pit cover	Repair Pool drain pipes and replace hangers	Second floor aluminum drains on ceiling in garage to be readjusted
Fire extinguisher cabinets are being painted	Finalize painting of the fire sprinklers	Relocate air condensers drain pipe before the painting project
Plumbing: North garage sanitary line replacement	Painting of the building	