**INLET BEACH CLUB**

**MANAGER REPORT**

**DECEMBER 29TH, 2015**

* A service maintenance contract was signed and mailed to Best Roofing. We are expecting them to do the moisture survey of both roofs this week. Once the survey is complete they can start on the recommended repairs.
* The swimming pool heater had an internal fire which melted the circuit board and many other vital internal parts. The heater will need to be replaced. Proposals will be forwarded to the Board of Directors for review.
* Several exterior wall cracks were noted in building 120 and 140. These cracks were allowing water penetration into units. When doing the initial repair more cracks were found in the general area of the leak in the 120 building. The area was added to the original job. The repairs have been completed by Duane Thomas Inc.
* There was an underground water line break near the east side of the 140 building. The broken pipe was under the parking lot. A trench approximately 20x2 feet was dug in order to do the repair. We will need an asphalt company to patch the trench. Proposals will be forwarded to the Board of Directors for review.
* Termites were found in another ground floor unit. Florida Environmental came out and treated the interior of the unit and trenched and soaked the exterior wall with termite pesticide. A proposal for termite prevention for both buildings has been forwarded to the Board of Directors for review.
* The gym air conditioner was replaced by Full Service Air Conditioning.