INLET BEACH CLUB

MANAGER’S REPORT

JUNE 26TH, 2015

The new impact resistant PGT windows have been installed in the community room/kitchen. The new doors came with locks that are not compatible with the existing common area keys. I was able to find a locksmith that could change the locking mechanism to one that would accept our common area key. The new doors now lock and unlock using the same common area key we all have.

The roof top AC line chases have all been properly sealed. The copper goose necks on the roofs have been removed; the chase sealed and goose necks re installed with stainless hardware.

Unit 110 and 116 front doors have been replaced. The owners will be invoiced on their next quarterly dues for this work.

The exercise room AC was leaking onto the floor of the room. Full Service Air found the condensate pan to be overflowing and the drain backed up. The pan was removed and cleaned, the drain cleared and the unit serviced with Freon.

Proposals to replace the combination lock at the pedestrian gate have been forwarded to the Board for their review.

A proposal to replace a defective riser tamper switch on the NE side of the 140 building was approved to finalize the fire sprinkler system. The original proposal for this work was $362.52.

When the technician came to do the work they noted that the valve is different from what they quoted. The revised proposal has been forwarded to the board for review.

A leak was noted inside units 208 and 316. There are noticeable cracks in the exterior walls near the location of the leaks. Proposals to repair these cracks have been forwarded to the Board for their review.