

Bayview Condominium Association, Inc.

Management Report for Board Meeting April 3, 2020

Presented By Frank Parrish, LCAM and Ashley Moore, LCAM

Management Updates:

<p>Project /</p> <p>Management</p> <p>Updates</p>	<p>Pool Deck Light Repair –</p> <ul style="list-style-type: none"> • ADM ordered another adapter for the pool light since original order didn't fit. • Fedex tracking number says part to be delivered Thursday, 4/2. • Electrician scheduled for 4/8 to do the installation. • ADM to notify board upon installation completion for advisement on • additional poles. <p>Pool stair lights – not functioning.</p> <ul style="list-style-type: none"> • The actual lights have rotted out and either need to be completely replaced or we can have our maintenance men seal up the areas where they are and make them look non-existent. • <i>Board decision required for next steps.</i> <p>Pool Heater – Secondary heater needs to be replace.</p> <ul style="list-style-type: none"> • Bids received have been submitted to the board. • <i>Board decision required for next steps.</i> <p>Pool Violation –</p> <ul style="list-style-type: none"> • Pool flow rate was sent to Pip's Pools to be adjusted. • There was mention of a pool grate also in the violation. Since the main drain grate is unknown, ADM has authorized the grate to be replaced at an anticipated cost of \$600. • Pip's has been unresponsive to numerous requests for updates on these items. <p>Cart Wheels – Replaced hard wheels with pneumatic wheels.</p> <ul style="list-style-type: none"> • ADM replaced the wheels on the carts with pneumatic wheels on March 3. • <i>Closed.</i> <p>Elevator Tiles – Elevator tiles are damaged, and need potential replacements to do repairs.</p> <ul style="list-style-type: none"> • Sample tile is in storage room. • Fred Dykstra provided his recommendation to board. • <i>Board decision required for next steps.</i> <p>Weights – Weights need replacement.</p> <ul style="list-style-type: none"> • Fred Dykstra and Karl have both submitted input. • No official vote yet on choice of bids provided and circulated to the board.
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- *Board decision required for next steps.*

Roofing Concern – Tiles on roof over gym need repair.

- Board approved bid.
- On 3/30 per Anna at Arry's, the scheduling department should be calling ADM this week to schedule repair 2 weeks from out.

Elevator Stripping – side stripping in elevator removed (apparently by TK personnel).

- Bid received from Thyssen Krupp for \$960 to reinstall elevator stripping.
- Bid sent to the board.
- ADM contacted Max at TK for further information on why stripping was removed.
- ADM to circulate response when received.

Domestic Pump – Regular scheduled maintenance.

- Coastal Service is scheduled for some time in May for inspection.
- ADM Maintenance called and requested service a little earlier so there are no issues.

Fire Pump – pin-hole leak in 10' cooling system drain pipe.

- Bid obtained from DynaFire – requires modification to bid, once obtained we will schedule the repair.

Diesel Fuel for Fire Pump – refueling issues on availability.

- Offshore Fuel came out March 30th to fill the tank.
- *Closed.*

Diesel Fuel Fill Pipe – fill pipe not usable at this time.

- Investigating issue with fill pipe.

Cleaning Materials – request to migrate to Green Products.

- Current materials used provided to Board.
- Feedback from Board on materials to discontinue.
- Amaze product purchased, waiting on delivery.
- *Waiting for input on which products to replace with Amaze, and will then implement changes.*

Water Intrusion Project – currently in engineering phase.

- Engineering firm that provided initial evaluation of building was contracted to develop and manage bid packages to select timeline approach and contractors who will be able to remediate the issues identified.
- 2020-04-03: received response from the Engineer to have a conference call with the Board as the bid packages are nearing completion.
- *Scheduling in progress.*