MANAGEMENT REPORT

To: Board of Directors

From: Patricia M French-Pacitti, ARM, LCAM

Date: February 20, 2014

* Pet Committee & Management have set the conditions for the Conditional License to keep a pet at Regency. A meeting for all Pet Owners is scheduled for March 10th, 2014.
* Gannett bird information has been posted as numerous phone calls were received in the Management Office & Security concerning this fascinating specis.
* A coordinated hard press Proxy collection was started by Management immediately after the January meeting. Building #1 - 69 proxies received; Building #2 - 67 proxies received.
* Faux inspection was conducted during the repairs. Unexpected and unforeseen situations arose which required larger areas of re-do and a large amount of drywall work.
* Additional Hurricane shutter parts were ordered once the required number of proxies were received from each building to legally name the Association as the responsible party for hurricane protection. In addition, the kitchen bay and elevator lobby window shutters need maintenance & repairs. Estimate is being obtained to address those areas as one project. Those two areas are inaccessible to staff.
* Metro Fire Sprinkler will begin fire sprinkler main repairs in the stairwells in each building. Schedule is being determined as this is written. One additional leak was found in Bldg #1 and four additional leaks were found in Bldg #2. All the the additional 5 leaks were budgeted for repair / replacement this year.
* Yesterday’s Presidents’ Council Meeting had Comcast representatives as Special Guests. The Regional Manager attended and we spoke about the Regency wiring situation. This matter is being further investigated. There are several situations with the original installation which refer to “home run”, “loop”, “semi-loop”, etc. There are some excellent technological advances that Comcast has made with their product. Now, they need to improve the delivery of that product.
* ASBPA’s Coastal Summit is being held in Washington next week. I am attending from the 24th to the 27th. Last week’s FSBPA Tech Conference provided an opportunity to speak with several policy makers which can influence the ID removal from CBRA as it pertains to federal funds for future shore protection.
* During the recent rains, Randy reported the elevator lobby windows are leaking from glass to metal. I met with JB yesterday and a water test of those windows will be scheduled once I return from DC.
* Monday, February 24th Randy will begin the detailed balcony inspection and crack repair. He will begin in the south tower in Building #1 PH level. As this is a very time consuming project which is past schedule.
* At this time we are trying to coordinate the drain line cleaning with Jupiter Plumbing. I am awaiting confirmation on the week of March 17th.
* The 2 year update class to maintain current ADE/CPR training was given on February 18th.
* Waste-Pro replaced all old dumpsters with new. Now the main garbage room floors can receive their final coat.
* Blueprint digitizing is ongoing. Bob Simpson has organized and prioritized the drawings.