

Manager's Report

11/17/2016

Sewer Plant: Absolutely never should a Rag/towel/cleaning wipe etc.. ever be flushed down your toilets. Please inform your Guests, Caregiver, Cleaning People etc. we cannot have anything but toilet paper and your solid waste flushed down the toilets. It has been a few years but we have had 2 calls out in the last week to clear a pump in the lift station full of rags. This is very costly to the club because we get charged a service call + hourly for the time spent pulling, cleaning and reinstalling these pumps. Usually 2 or 3 people are needed to complete this job.

Rec/Hall Flooring: The replacement flooring is in the process of being shipped to the local distributor. Once the local Distributor receives the product they will ship it here to Kings Gate. As soon as we know shipping dates and arrival times, Mike Blem will meet with us to discuss timing for the various activities and projects we have on the schedule.

Grab Bars: A couple weeks ago we received a request for additional grab bars in the ladies' shower stalls. 3 grab bars have been ordered and should be installed in the ladies' showers shortly.

Lighting Around Campus: I meet with Reid Petit on Friday November 11 to discuss possible lighting additions on campus. Tomorrow he will bring a Ballard out that is movable. We can move this fixture around the campus and see if this works in our problem areas, especially the parking lot area nearest the Poker Room.

Stop Sign: You may have noticed that the sign at the front gate that read "Stop Here Wait for Gates to Close" has been removed. Since we have the new RFID Reader, if a vehicle is waiting behind you and has the RFID Tag on the windshield the gate will remain open. Please just continue to pull forward to keep the flow going at the front entrance.

Road Repairs: DMK has put together the FINAL work order list for Gator Paving. Once these areas are addressed to our satisfaction the final \$41,000 will be paid and this will be a closed contract. We will not be able to be to hold Gator liable for any areas after this list is given to them.

Irrigation: WestBay Landscaping irrigation department came out a couple weeks ago and located all the irrigation zones in the common areas. They were here yesterday and replaced and/or fixed some of the irrigation lines/heads and a new timer. Next week they will be back to fix the remaining areas and install a Mass Control unit on the irrigation pump down by the lake. As soon as their work is complete we will once again be able to water the grass and plantings in the common areas.

Our maintenance guys have replaced the irrigation heads down by the front island, this was recommended by Joel from WestBay. The pop-up irrigation heads moved a little each time they were used, which after a few times of running the system meant we were watering the streets and they also caused water pressure issues at times.

Patio Furniture: The Roundtable agreed to purchase some new patio furniture for around the pool area. The Board will replace the umbrellas and a couple of tables; the maintenance guys are working on repainting/repairing some the chairs and lounges. We must go up to the warehouse in Sarasota to order the new furniture, then it will take about 4 to 6 weeks before it arrives. Also, earlier this month we had Julian from Patio Repairs come out and re-sling about 12 of the lounges.