

## December 2019 Manager's Report

**Holiday Office Hours:** Office closed and no staff on duty starting Tuesday December 24 @ Noon and will re-open on December 26<sup>th</sup> @ 9:00am. Then on Tuesday December 31 @ Noon and will re-open on January 2<sup>nd</sup> @ 9:00am.

**Roofing Project:** We have received a quote to re-do the Clubhouse roof from FL State Roofing. We are waiting for answers regarding warranties, maintenance and some other questions, they promise to have those answers by Friday.

We also had Unicoat (the last contractor that did the roof) come in to do a moisture test. We just received their recommendations yesterday afternoon, the committee will review. Then we can decide how to proceed.

**2nd Notice of Annual Meeting:** The 2<sup>nd</sup> notice of Annual Meeting will be mailed out Tuesday December 31<sup>st</sup> (You will be receiving 2 envelopes 1 from the Board & 1 from Roundtable). Included in these packets will be the Ballots to elect your new BoD Members and RTC Members. There will be a Meet the Candidates Night on January 3<sup>rd</sup> @ 6:30pm, this is where you can hear from all the candidates, please plan on attending.

**Back Gate:** Unfortunately the back-gate issues are still a mystery. We have had the company out a few times, but they can't find anything wrong. Rich has been able to re-set the exit side to get it to work again. The reason the gates stayed opened all of the Thanksgiving Weekend is still unknown. They came out removed the cover and it started working. We will continue to monitor the gate but for now they seem to be working.

**5 Acre Dumpster:** Please remember that the 5-acre dumpster is for bigger household garbage that will not fit in the compactor. If you are doing some minor home repairs, you can dispose of your debris in that dumpster also. If you have a bigger project and will have trailer fulls of debris, you should look into renting a dumpster yourself. It takes the almost 2 days before Waste Management can pick up that dumpster. This dumpster is for all 331 residents to use and Rich spends a lot of time emptying and re-filling that dumpster. So, if you need to dispose of something and it's full please place near the dumpster but please do not drop a trailer full of debris and make Rich pick it all up. Notify the Office when you see that it is full and we can get it scheduled or let you know when it is scheduled for pick-up.

**Speed Limits:** The speed limit in the Club is 20 mph. Stop signs mean to stop, regardless of what you are driving or riding. We have many streets that do not have stop signs at the intersection, please slow down and make sure it is clear before proceeding. We have had quite a few close calls already this season.

**Mini Golf Course:** The rest of the carpet to finish the last hole was ordered and should be here soon. As soon as possible Rich will finish that project.

### REMINDERS:

**Social Media:** The social media pages are not an official way to communicate with the office. Telephone, e-mail, text, snail mail or in person are the ways to communicate with the Staff or Directors. The social media pages are for residents and run by residents.

**RFID Stickers:** If you need a new RFID Sticker you can come to the office on Tuesday's & Thursday's from 9:00 – 10:00am or 2:00 – 3:00pm. If you can not make it during those times, please call and schedule a time that will work better for you. This helps the office staff better utilize time.