

JULY 2017 RESIDENT MANAGER REPORT

POOL AND SPA

Heaters for both pool and Spa remained on all month. Pool maintained at 78 degrees, and Spa at 104 degrees.

Restrooms checked daily and cleaned weekly.

PH and chlorine levels checked daily. Automated chemical release system functioning properly.

Diaper restriction sign developed and installed.

Paper and rest room dispenser issues resolved. New dispensers required.

Two trips to Pajaro Lock for new pool keys.

Repaired pool cover after it was improperly secured.

LANDSCAPING

Three new small landscape projects identified and implemented.

Sand Dollar median mowed and weeded.

Four sprinklers repaired/replaced.

Hand water all new plantings every other day to establish root systems.

Mulch spread around all new planting areas.

All 24 irrigation stations checked and repaired where necessary.

Beach path trimmed.

Meet with Quilici management to review median plan and tree projects.

BUILDING MAINTENANCE

All out door lights inventoried. 54 units have original lighting. 43 units have been updated by owners.

All ventilation screens and joist support brackets.

Cut down damaged wind screens and re hang repaired section.

Follow up on termite inspection of 443 Canon del Sol. Unit is in escrow.

Meet with owner of 308 Pismo to identify deck dry rot areas.

All roofs inspected.

THE CLUBHOUSE

Fire extinguishers inspected and charged.

Clubhouse reserved and utilized twice during the month.

Scott Thomas
Resident Manager