



Community Association Manager's Report Piper Dunes North Condominium Association Annual Report

Routine ongoing maintenance has occurred throughout the year along with janitorial services, pest control, landscaping, lighting, pressure washing and pool maintenance and many small projects.

2017 Highlights:

- Installed additional flashing in attic over 1527.
- Replaced trash door motor and springs for building #3.
- Re-stripped parking lot.
- Replaced 2hp pool pump motor and re-piped connections.
- Replaced pool gate exit hardware and entry key pad system due to interior corrosion.
- Replaced motion activated cameras at ground floor lobbies.
- Refurbishment mailboxes.
- Replaced walkway light fixtures between buildings.
- Replaced HVAC unit for building #4 floors 1 and 2 common areas.
- Installed emergency lighting in elevator cabs.
- Replaced building #3 HVAC fuse and float switch.
- Installed 36 address ID plates on condensers on the roofs.
- Sand and painted 26 feet of pool fencing, trash chutes, trash room vents, cleaned 4 trash room doors and trash room door tracks.
- Replaced trash room exhaust fan on building #3.
- Completed time and material EIFS repairs to both buildings.
- Replaced support wall for transformers at the pool.
- Replaced broken timer on pool lights.
- Replaced faulty pull station in building 4 7th floor.

Pending projects:

- Roof work continues for post Hurricane Irma. The main tile is in place. Some smaller grouting/sealing and some of the end under tile pieces need to be completed. Currently on order.

- Asphaltting of parking lot and replacing curbing as necessary.
- Time and material work on EIFS to repairs spots at both entrances on the columns, both buildings garbage rooms, three cracks in the EIFS wall at the pool, and large crack in EIFS on east side of center garage near building #4 and small spall on #4 north side near gutter.
- Repair bird stops on the portico of building #3 north side.
- Prep and paint both buildings entrance handrails.

Contract Information:

- Swimtech - Pool maintenance
- Advanced Disposal - Trash removal & Recycle
- Darlington Enterprises - Landscape & Janitorial
- Nader's Pest Raiders – Pest Control & Termite Prevention
- Otis - Elevators
- Milt's of Amelia - HVAC for common areas
- Wayne Automatic Sprinklers - fire sprinkler systems
- MJ Wood Fire Protection - alarm equipment maintenance
- DynaFire - alarm monitoring
- Gator Fire - hand held fire extinguisher inspection & maintenance
- Comcast - elevator emergency phone lines
- AquaCal - pool heater

We appreciate the opportunity to have served the Board and look forward to 2018.