

5/8/15

**Property Report  
Eagles Landing Condo Association**

Quarterly Report  
February – April 2015

February hours accrued	74	
March hours accrued	89	
April hours accrued	67	
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	230	(+86 hours)

Over these last three months I have worked on many issues;

- There have been leaks from prior jobs,
- Unhappy owners,
- Ice and snow removal concerns,
- Gutter issues,
- Falling steps,
- Sidewalk replacements,
- Loading of sub structures...ie decks,
- Overflowing heater pans.
- And oh yes, exploring under units to figure out piping issues.

All in all, normal for this type of job and is to be expected.

The condition of the premises is good overall, however we need to be aware of safety concerns and legal covenants. Ice forming over sidewalks is a major one. The gutters leaking not only causes immediate safety concerns but also destroys the sidewalks. ELCA must remain aware of new regulations concerning handicapped access to buildings; these regulations may cause additional expense in the future. Permitting of all future common area projects is imperative.

There are two additional buildings in need of re-roofing as monies dictate. As of this time we do not seem to have any leaks in these building, so it is aesthetic and insurance costs driving these re-roofs. There is one issue of water leaking down from above over the entrance of H building, poor design.

The landscaping needs some work to eradicate noxious weeds and overgrowth on the East and Southern sides of the property. Sidewalks are being up graded and replaced as safety concerns arise. These replacements should be run through our legal team and insurance providers. This can be a trigger for immediate handicapped access.

The leak over A-4 was an absolute nightmare to correct. It appears after many hours of research and repairs that we have the problem repaired, the final step being the replacement of the insulation and ceiling of A-4. The ceiling has remained open from

February till the present. I commend John Breed for being patient under terrible conditions. The leak was found under the sliding door for unit A-6.... The membrane on the patio outside of A-6 should be covered to prevent future penetrations.

The problem of having master keys for units became apparent when an owner was unable to use their unit because of water shut offs not being accessible... How do we go about getting this corrected? We need access to each unit to assure that damage as result of an accident is minimized.

There is a problem with the vents under the individual units, of the 50 plus vents found, nearly 50% are missing or inoperable. This is from painting, running line through them or just not being there.

Joel P. Brown