



Manager's Report

Annual Meeting 2022

2022 has been a very busy year. Especially the last couple of months. Here are some items that I would like to share with the owners:

- Maintenance
 - The staff has found a good schedule with doing preventative maintenance items that are needed. Over the past two years, we have created a spreadsheet with the most important items and have determined the best times to complete those tasks throughout the year.
 - This coming year, we will be completing the required Milestone Inspection. Our staff will be working with our structural engineer company, Keystone Engineering, to complete this inspection. Balconies have been checked so far and they will be working on checking the structural integrity of our buildings over the next several months.
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- Current/Upcoming Projects
 - Parking lot curbs
 - Landscape lighting - we have been having many issues since the storms with shorts in wires/light bulbs issues and we are trying to get these resolved as soon as possible.
- Office
 - I will be continuing the Community Update emails with important items going on around property on a weekly basis.
 - I will be continuing owner forums once a month. Thank you to everyone who has participated this past year!
 - A big focus for me for the few months will be helping the Seawall Restoration Committee and the Board of Directors anyway I can with the seawall project. Many, many calls are coming in daily concerning the seawall and decks and I know that will continue until the project is completed.

I would like to express my appreciation for efforts of the staff and the Board of Directors. I would like to thank all owners who have been responsive with our communications. Communication will continue to be a very important focus for the staff.

Thank you,

Kerri Gallagher, CAM