

## **Manager's Report**

### **June 20, 2009**

1. We have installed a new air conditioning compressor at the Rec Center. The temperature in the main lobby has been stabilized.
2. Two new (inexpensive) umbrellas have been purchased for the North Park Pool, and three more will be purchased for the Yacht Club and Rec Center pools.
3. All of the soft chairs in the Yacht Club, and the chairs and couches in the Rec Center have been cleaned. They had at least 5 years of grime on them.
4. We have begun an inventory of all Ventana Lakes equipment building by building. We are counting all substantial items, so that we have a true idea of what the Association owns in capital equipment.
5. The top ribbon tile at the Coves Spa has been removed, the area cleaned, new tiles have been put in place, and the top of the tiles have been sealed. This was done to remove an area where algae could grow in the spa. The spas are heated to 104 degrees, which is an excellent growth temperature for algae.
6. Two defibrillators have been purchased and installed. One is around the corner at the East entrance at the Yacht Club. The other has been hung in the exercise room at the Rec Center. A member of the Peoria Fire Department has volunteered to demonstrate the use of the equipment to all interested residents. In addition, we have both literature and a CD describing the use of the equipment at the MO.
7. In a new high in vandalism, someone set fire to one of the palm trees at the Coves pool. It was reported to the Peoria Police, and taken down by our landscapers.
8. The placement of sod around Lake 2 is almost completed. The areas that were first done are green and beautiful, and so lush that they needed to be mowed on Friday.

#### **Operational Matters:**

1. Bids to trim our palms – At the direction of the Board, we sent out 4 RFQ's to the previous bidders for general arbor services. Those bids are not due in house until July 1, and will be reported at the July Board Meeting.
2. Ice Machine – The ice machine at the Yacht Club kitchen has gone belly-up. We are told by the repair people that we probably got an additional 5 years of service out of the machine. We had two bids to replace the machine that we have, producing between 403 and 625 pounds of ice per day. The bids were as follows:

Hoshiazaki Model (our current machine)	\$3,401
Cornelius Model	\$3,399

As either of these machines produce more ice than can be used in a lifetime, and as Maricopa County requires that the machines be cleaned every 60 days, it seemed a lot of money to be throwing ice away every 60 days. I asked Tina to research a smaller capacity machine. Here are the results:

A smaller Cornelius unit (175 lbs per day)

\$2,197

I have to recommend the smaller Cornelius machine. Please consider, if you had a party in the Yacht Club and 160 people attend, they would all have to consume more than 1 lb. of ice each.

3. Security firm bids for Yacht Club rental security – We sent out 10 RFQ letters to security firms and received 3 replies. They are as follows:

<u>Company</u>	<u>Price per Hour</u>	<u>Retainer</u>
1. Contel Security and Investigations	\$25.00	No
2. All Action Security	\$15.90	No
3. ProForce	\$\$47.00	No

1 and 2 above are unarmed security guards; 3 are uniformed, armed off-duty police officers and deputies.

The sample is too small to make an educated choice. My feeling is that #2 is too low, and #3 is too high. In addition, I think that you would choose #3, only if you anticipated trouble, and not as a deterrent presence. If the Board wants to choose at this time, I would recommend #1 Contel.

4. Request for information on fence painting around Lake 8- This was generated through a request from a resident of South Bay. She points out that there are many rust spots on the fencing around this lake. We have a few options:
  1. We can get bids for the job, and report on it for the July meeting, and decide if the budget allows painting in 2009.
  2. We can get bids for the job and put the cost into next year's budget
  3. We can ask the residents whose property borders the walkway to paint the fence, and we provide the paint.

In #1 or #2 above, we will certainly have to split the cost with the homeowners living along the walkway, as we have set a precedent.