

Lakeside Village  
Manager's Report  
October 22, 2024

1. Delinquency notices were mailed out.
2. Cabana reservation deposit returned from October 12<sup>th</sup> rental
3. Attend special meeting called by President for Board to discuss 2025 draft budget
4. Certificate of insurance ordered for owner in building #5
5. Emailed statement to owner, they need to change their payment amount
6. Work Order sent for leak in master bathroom ceiling, top floor unit
7. Additional bids received for dumpster surround replacement- Board to vote
8. Stair tread replacement has been approved, will be scheduled once material arrives
9. Additional paint bids received-Budget purpose
10. Two paper wasp nests were removed from a tree outside Building #2
11. Resale certificate ordered for owner in building 5
12. Another unit pending in building 5
13. Owner in building 1 asked for specs on mailbox lock replacement, which was provided.
14. Letter to all owners regarding the recorded restated declaration and bylaws will be mailed out, letter directs owners to go to the website to download the recorded documents as well as the insurance requirements.
15. Minor water leak reported in building #1, both owners working together to get it resolved, they will keep me updated.
16. Waste Management sent another warning about the recycling not being broken down and overflowing. IF the recycle container near your building PLEASE use another one.
17. Cleaners are on the property on Tuesdays, if you wish you may remove your door mat on the day of cleaning, it would be safe to have your doormat removed by 10am.
18. There was an unknown truck parked in the fire lane near Building #5, has moved and hasn't been seen since reported, could have been a contractor.
19. Gutter run along the carport near building 1 needs to be replaced, it appears the fascia board is also rotted.
20. Email sent to owner regarding improperly parked car at Building #1.

**RULE REMINDERS:**

Window coverings must appear white or off-white when viewed from the exterior of the building. All window coverings, including blinds, must be in good repair and free from visible stains. No sheets, foil, blankets, posters, lettering or signs may be used.

Residents shall ensure proper disposal of pet excrement. Dog owners must pick up after their dogs. Cat owners must ensure that litter is appropriately bagged and disposed of. Residents are expected to clean up after their pets. Fines will be immediately assessed upon any homeowner who is observed not cleaning up after his/her animal.

Any changes to the common area are a violation of the rules and regulations as well as the declaration and are subject to fine(s).

Owners who abuse the dumpster will be billed back for the haul away per the Rules and Regulations.

Please remember the Emergency line is for Emergencies ONLY. Parking complaints are NOT property damaging emergencies. Fire and flood are emergencies. Calls that are not property damaging emergencies will be returned the next business day.

**Delinquencies as of today:**

**Under 90 Days: \$3,784.50**

**At Attorney: \$ 2,959.68**

**Total: \$6,744.18**