

Lakeside Village
Manager's Report
August 27, 2024 and September 24, 2024

1. Delinquency notices were mailed out.
 2. Amendment has been recorded, once the county mails the original it will be scanned and sent for distribution to the owners.
 3. Fire Alarm inspection was completed on July 24th, 2024
 4. Owner in building #2 requested new replacement coupon book
 5. Owners in building #5 and #1 requested statement for refi
 6. Owner in building #3 report water leak, contractors dispatched, failed wax ring, lower unit. Owner is responsible for repairs
 7. Compliance notice sent to management company for unit in Building #3 dumping garbage around surround
 8. Foundation inspection was completed for Building #2, no immediate concerns, however if the Board chooses they can have an arborist come out and evaluate the tree. Foundation specialist stated the tree that is local to the crack may or may not have negative implications on the foundation and could not be determined without further inspection.
 9. Updated mailing address for owner in Building #3
 10. Cabana reservation moved from August 24th to August 31st, new form received.
 11. Pool was inspected, two red violations, one was for pool weir needs to be replaced. The other was for the shrubs around the no climb fence. Deb emailed the inspector's supervisor and explained the shrubs have been there and the combination of the no climb fence doesn't create a hazard. The supervisor agreed.
 12. Pressure washing of pool area, sports court and walkways completed, just about three days of work.
 13. FHA recert has been sent in.
 14. Owner in Building #3 reported issues with DirecTV, DirecTV said the complex needs to be rewired. There are currently over half the units that have a DirecTV account.
 15. Met with landscapers about the corner of the fenced off lake area that is out of control. Also to prune the barberry along the north end of the property.
 16. Flies reported in the building #2 stairwell, owner of unit that was cleared out will pay for the landings to be cleaned.
 17. Two other stairwells were cleaned due to human feces.
 18. Personal items that are in the common area will not be moved by cleaners, this includes door mats. Reminder, the stairwells are NOT to be used for storage of any personal items, doormats are ok.
 19. Bid received for removal of broken concrete and new pad to be poured at dumpster 5 surround.
 20. Bid received for stair tread replacement throughout the complex.
 21. Bid for new dumpster surround at building #5. #4 needs a new post as well.
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22. Acquiring bids for 2025 painting project, building 4 &5
 23. Compliance letter sent to pm of unit in Building 4 regarding vehicle repairs on the premises and unregistered vehicles.
 24. Site walk around, took a look at the gutter in building #5, will make contact with resident to confirm.
 25. Cabana deposit returned from August reservation.
 26. Cabana inquiry from owner in Building #5
 27. Daughter of owner in Building #3 inquired about how to coordinate a toilet repair.
 28. Jim replaced the light bulb at the 423/424 landing.
 29. Another warning from Waste Management regarding items being dumped around the surrounds and overfilled containers.
 30. Owner in building 5 inquired about the last fireplace cleaning. Emailed response.
 31. Owner in building #1 complaint about DirecTV, after tech was out, it was their TV and not the service.
 32. Updating Lakeside FHA approval, new expiration 9-11-2027.
 33. Outdoor seasonal pool has been closed for the season.

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: \$3,504.50

At Attorney: \$3,508.68

Total: \$7,013.18