

**Colonial Manor West
Quarterly Report
April-June 2020**

This report covers the second quarter of 2020 (April-June). We have also attached our half-year financial report for 2020. It has been a busy and expensive month with a number of issues. Here is a summary:

Plumbing – Since the beginning of the year, we have had 4 sewer backups under unit 103. This was in a portion of the old main cast iron sewer line servicing the bathrooms in the '03 stack. Each time, the plumbers had to pull the toilet and snake the line. The cost of each repair was ~\$700. In the last backup, sand bubbled up in the toilet. This was a clear indication of a break or hole in the underground line. The Association decided that the sewer line needed to be replaced ASAP. We sign a contract with Paradise Plumbing to do an emergency replacement.

Luckily, several years ago, when replacing the lines under units 101 and 102, we kept an access hatch in the east parking lot just outside of unit 102. As a result, they didn't have to cut into the east parking lot pavement. They were able to use this hatch to excavate further under unit 103's floor and replace all of the piping there. However, when our plumbing company got down there, they found the line to be cracked even further back than unit 103. So, they had to excavate approximately 15 feet more than anticipated (back to under unit 104) to reach a portion of the old line which was not cracked.

This was a very expensive repair (\$33,160) but the plumbing has now been replaced under that unit and we should have no more problems - there. However, eventually, the plumbing under the units 104-112 will also fail and have to be replaced. The Association, at its May 20th board meeting, decided to proceed with the replacement of the remaining sewer lines on the east side of the complex (under units 104-106) which is a separate system from the west side. That work is going on now. Plumbing under units 104 & 105 has been completed at a cost of \$19,500. Replacement of the lines under unit 106 has not been completed and the final cost has not been determined. We expect to have sufficient funds to cover this replacement. However, when/if we decide to replace the sewer lines on the west side of the complex (under units 107-112), a special assessment will definitely be necessary.

Just so you have some idea of the poor state of the plumbing lines under the complex, here are a couple of photos of the old lines that were removed from under unit 103. You will notice how corroded and broken they were:



In addition to the above issue, we had our handyman, Rick Mystic, deal with three smaller issues:

- There was a leak from the drain servicing the bathtub in unit 309 which led to damage in the bathroom ceiling of unit 209. Rick replaced the drain under the tub (actually in the ceiling of 209) which is an Association responsibility. He also repaired the ceiling in the 209 bath.
- There was water leaking onto the kitchen floor of unit 103 coming from the wall. Rick removed the cabinet back and bottom and broke into the wall behind it where he found that the soil stack servicing the 103, 203 and 303 kitchens was cracked and leaking. He was able to repair the leak without replacing the entire stack.
- Water from the kitchen stacks of units 211 and 311 was backing up into the kitchen sink of unit 111. This was an indication that the stack servicing those units was clogged up. Rick managed to clear the clog and everything is flowing nicely now.

The total cost for these three projects (plus some smaller projects Rick worked on) was \$2,300.

Pool Leak – In May, we noticed that the water refill float in the pool pit was very low. This means water was continuously being fed into the pool. Normally, the water turns on just for a short period of time to replenish water that has evaporated from the pool. But with it running continuously, that indicated a leak in the system someplace. We had Red Rhino pool leak detection company come out in late May to determine if there was a leak and where they think it may be. This detection service cost \$495.

Red Rhino discovered TWO leaks in the pool. One large one was in the water inlet line to the pool and the other smaller one was in one of the gutter drains. We had to partially drain the pool to repair the inlet line leak and we had to cut into the pool deck to repair the gutter line leak. Both leaks have now been repaired and both the pool liner and pool deck have been patched. The total cost of these repairs was \$3,090. We will still have to have the pool deck patch recolored to match the rest of the deck and the entire pool deck cleaned and recoated in the months ahead. But this will be done by the company that renovated the deck – Concrete Design Florida. Although this work has not started, the quote for this work is \$3,275 and it has been approved by the Board.

Building Inspection – In May, we received notice from the City of Fort Lauderdale that we had to have our “every 10 years” inspection of the building by a professional engineer. We hired Akouri Engineering Consultants to perform the survey. The cost for this survey was \$500 and the paperwork will be submitted to the City soon.

While the complex passed its electrical inspection, it failed its structural inspection. This was due to spalling which was observed on the undersides of several patios and a small portion of the catwalk. We have identified an engineering firm to evaluate the extent of repairs necessary and prepare the necessary repair package. This is costing us \$3,500. However, we then have to hire a company to make the repairs. After the repairs have been made, we will submit another building structural report to the city to fulfill our obligations. The engineering assessment is currently underway and we have no estimates yet for what work needs to be done nor the actual repair costs.

Fire Alarm System – In June, we received notice that our fire alarm system needed inspection and testing to pass the Fire Department’s requirements. We had our fire alarm company, A-Tech Fire & Security, come out to test and evaluate the system. The cost for the testing and inspection was \$310.

While they were here, we pointed out to them the three instances where the fire alarms went off after a power failure and subsequent re-establishment of power to see if there was a link between the two. They think they identified the issue and corrected it, but only time will tell.

In addition, they noted a problem with the smoke detection system. It appears some units may have disconnected their detectors. Since this is a centrally-powered system, our company was aware of this. We had to repair/replace the detectors in several units. Please, do not disconnect the smoke detectors. They are for your safety. We plan to replace the centrally-wired smoke detectors with independent 10-year battery units which should eliminate these problems for the next 10 years. The new detectors will should be installed sometime in July.

Roof – During this past quarter, SK Quality Roofing was here to recoat another 5% of the roof per their contract with us. This time a portion of the roof over units 303 and 305 was recoated. They should do another 5% sometime later this year. With their next visit, they will have completed resurfacing the entire roof over all the units. They will then proceed with recoating the roof section over the non-occupied areas (storage rooms, laundry rooms, lobby and elevator).

We also experienced a leak into unit 304 after an especially heavy wind/rain storm. SK Quality Roofing came out and recoated the portion of the roof over where the leak had occurred. Only time will tell if this addressed the issue. Under our contract, there was no additional cost to us for their work.

While they were here, we had them look at our roof hatches. One hatch (in front of unit 309) could no longer be opened (mechanism and hinges totally rusted out). The other hatch (in front of unit 304) was still functional, but could fail at any time. We got two estimates to replace these hatches and the cost was \$3,000. The new hatches have been installed.

Finances - The financial report for the first half of 2020 follows on the next page. Note the “Repair & Maintenance” portion of our budget is way over what was predicted. There was a considerable amount of money spent for the plumbing work, pool work and engineering work association with the 10-year inspection. This has dramatically lowered our saved funds from past years. But it was all necessary. Any future plumbing work on the west side will require a special assessment as may the repair work on the balconies depending on the extent of repairs found necessary. We will try to keep you informed.

If you have any questions or feedback, please participate in the next board meeting, contact us via email (colonialmanorwest@gmail.com), or drop a note into the Association’s mail box.

Thank you,
Colonial Manor West Directors & Officers

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Bank Balances (as of 6/30/20):

Operating Account:	\$78,549.46
<u>Escrow Amount:</u>	<u>\$4,439.67 (included in above Operating Account)</u>
Available Funds:	\$74,109.79

COLONIAL MANOR WEST APARTMENTS CONDO ASSOC.
Budget vs. Actuals: January - June, 2020

	Total			% of Budget
	Actual	Budget	over Budget	
Income				
Maintenance Income	\$77,481.00	\$141,300.00	-\$63,819.00	55%
Laundry Income	\$1,514.45	\$2,000.00	-\$485.55	76%
Allowance for Uncollectible		-\$1,000.00	\$1,000.00	0%
Total Income	\$78,995.45	\$142,300.00	-\$63,304.55	56%
Expenses				
Accounting Fees	\$3,030.00	\$6,000.00	-\$2,970.00	51%
Common Area Expenses	\$842.31	\$2,500.00	-\$1,657.69	34%
Total Electricity	\$2,030.71	\$4,000.00	-\$1,969.29	51%
Elevator Maintenance	\$968.40	\$3,500.00	-\$2,531.60	28%
Elevator Telephone Expense	\$133.52	\$300.00	-\$166.48	45%
Fire Protection Services	\$2,541.25	\$2,000.00	\$541.25	127%
Gas Expenses	\$2,587.44	\$2,000.00	\$587.44	129%
Insurance			\$0.00	
Commercial Liability	\$4,346.00	\$4,500.00	-\$154.00	97%
Commercial Property + Wind		\$40,000.00	-\$40,000.00	0%
Directors & Officers Liability	\$811.80	\$800.00	\$11.80	101%
Fidelity & Crime	\$311.00	\$500.00	-\$189.00	62%
Flood		\$7,000.00	-\$7,000.00	0%
Total Insurance	\$5,468.80	\$52,800.00	-\$47,331.20	10%
Janitorial Services	\$2,450.00	\$4,500.00	-\$2,050.00	54%
Landscape Expenses	\$840.00	\$2,000.00	-\$1,160.00	42%
Legal Fees		\$1,000.00	-\$1,000.00	0%
Licenses & Permits	\$886.25	\$1,000.00	-\$113.75	89%
Miscellaneous		\$1,000.00	-\$1,000.00	0%
Total Pool Expenses	\$1,637.00	\$4,000.00	-\$2,363.00	41%
Redemption Credit	-\$356.20		-\$356.20	
Total Repairs & Maintenance	\$65,727.67	\$30,000.00	\$35,727.67	219%
Roof Contract	\$3,823.00	\$7,700.00	-\$3,877.00	50%
Total Waste Removal Services	\$1,700.00	\$5,000.00	-\$3,300.00	34%
Water & Sewer Expenses	\$4,441.75	\$13,000.00	-\$8,558.25	34%
Total Expenses	\$98,751.90	\$142,300.00	-\$43,548.10	69%