

**Colonial Manor West
Quarterly Report
April - June, 2010**

This quarterly report covers the second quarter of 2010 (April–June). We have also attached a financial report for the first 6 months of 2010. This quarter has been an extremely busy period for the Association. Here is a summary of what has happened:

Meeting with Parkridge East and Colonial Manor East – In late March, two CMW board members (Tom Neubecker & Dave Haglock) met with representatives of Colonial Manor East (Kathy Baker) and Parkridge East (Diane Giove). This gave us an opportunity to compare notes on what we pay for services, who we use as vendors, who we are happy with (or not happy with), and just in general learn from one another’s successes and failures. We found that all 3 associations have similar issues and budgets with a few differences. We have decided to keep in touch via email and consult with one to take advantage of our collective experiences. You will see below under the “Landscape Maintenance” one concrete outcome of this first meeting.

Liens and Foreclosures – As many of you know by now, the county put unit 310 up for auction on May 25th as part of the foreclosure process. Wachovia Bank took title to the property. The bank quickly listed on the open market and sold it soon after the listing. As part of the closing on June 28th, the Association received a payment for back-due assessments and legal fees in the amount of \$4,480 (note: by law this payment was limited to the 6 months prior assessment + our legal fees). This ends our legal issues over the property. We want to welcome unit 310’s new owner, John Sterling, to the Association.

Building & Grounds – Thanks to the hard work of Dave Haglock, the following improvements have been made over the last 3 months.

- New tile floors have been installed in all 3 laundry rooms.
- New washers & dryers were requested (and received) from MacGray, our laundry contractor.
- New water valves and water hoses were installed on the washers to prevent further leaks.
- A new tile floor was installed in the elevator.
- Vents with holes and loose vents in the soffits surrounding the building were repaired or replaced.
- The bird “nesting spot” in the front column was sealed to prevent further nesting.
- The black stain on the mansard roof over the lobby area has been cleaned and the water causing the stain has been diverted to a less conspicuous area.
- Replacement umbrellas were purchased for use in the pool area.

Condo Document Revisions – As you know by now, we had to stop our efforts to update and modernize our condo documents. This was due to the decision of one mortgagee to NOT agree to the revision. (Remember, our original document require 100% mortgagee approval). We will have to live the original condo documents until such time as that mortgage is satisfied and/or that unit is transferred to a new owner. In the meantime, we plan to meet with our legal advisors to find out what types of “rule changes” can be made under our current governing documents.

Waste Disposal – We have negotiated a new and more favorable waste removal contract with All Service Refuse (our current recyclable handler). This new provider will start picking up our waste on Oct. 1, 2010. The current contract with Waste Management ends Sept. 30th. The new negotiated rate is \$375/month vs. the ~\$750/mo we have been paying over the past few years to Waste Management. This will result in a substantial savings for the association. Our thanks go to Ben Nelson for putting us in contact with this new provider.

Termite Removal – We have decided NOT to renew our termite control contract with Truly Nolen. We will still use this company and their services on an “as needed” basis. However, this should be considerably less expensive than the \$2,500 we currently spend yearly on a contract.

40 Year Inspection – On April 9, 2010 we received notice from the City that we were required to submit our “40-year inspection”. The building was inspected thoroughly in December of 2008 by Zimmer Engineering Consultants, but the city would not accept that “old” inspection. We worked with Zimmer to update the old report without the requirement to write a completely new one. This meant we had to address the issues cited in the old report before the re-inspection. We had to fix electrical issues in the pool pump area, replace the exit lights (with battery backup units), and address code issues with the AC electric lines on the roof and labeling of circuits in the electric room. All of these issues were addressed in late May and the complex was re-inspected. We passed the final inspection and the 40 year report has been submitted to the City. We should be good for another 10 years.

Change in Landscape Maintenance – In late April we had an “incident” with Landscape Solutions where they hacked off all of the blossoms on two of the hibiscus trees we have in the courtyard that were in full bloom. This was the proverbial “straw that broke the camels back” and we decided to change companies. We interviewed Mr. Dan Pestretto of “OurGardener.com” and were impressed with his knowledge and work. He has also taken on the job of maintaining the gardens of Colonial Manor East and Parkridge East (we learned of him as a result of our joint meeting with the other two properties). Effective September 1, 2010, they will become our landscape maintenance company. Landscape Solutions was given the required 90 days notice to cancel our contract with them. As an added benefit, the new company charges \$60 less per month than we were paying to Landscape Solutions. This is a win for all of us.

Roof Inspection – Because of the water pooling issues on the roof, the board decided it would be best if we hired a roofing specialist to examine our roof, and discuss ways of dealing with the pooling issue and other roofing problems in advance of encountering a leakage problem. The complete report from Atlantic & Caribbean Roof Consulting is now available on our web site <http://colonialmanorwest.yolasite.com> under the “Board Reports/Misc.” tab. For those of you without internet access, we can provide you with a hard copy of that report if you let one of the board members know. The board will be determining over the next few months as to what steps we want to take to correct the roofing problems which resulted primarily from the lack of adequate pitch/slope and drainage being installed when the roof was replaced in the mid 1990’s.

Pool Inspection – On June 23rd the city stopped by (unexpectedly) to inspect our pool. They threatened to shut it down immediately because we did not have a fence around the heating unit, even though it was turned off for the summer. This fence is apparently a new requirement. We were never told of this before nor cited for it. Dave Haglock was able to convince the inspector to let us keep the pool open and give us time to install an appropriate fence. This will have to be done before the next inspection which will occur in ~6 month. The inspector also indicated that we will have to install a “reserve tank” in the pool well pit sometime before 2013 or the pool will be shut down. This is a new code requirement to prevent accidental suction into the drain of the pool. Obviously, we have time to address this issue, but it will have to be dealt with eventually. The inspector estimated the cost at ~\$10,000, but we will need to get a real estimate from our pool people. This is another unexpected cost we will have to budget for next year.

2010 to date Budget Review

Attached is a summary of our spending year-to-date. Several things should be noted:

- The first column shows what our income or expenses are year to date (i.e. through the end of June '10). The second column show what we had budgeted for the full year. Since we are 50% through the year, we are pretty much on budget at this point in time.
- It looks like we are far under budget for insurance, but this is an illusion. Two of our largest policy premiums (Wind Insurance and Flood Insurance) were fully paid out of last year's budget. Both policies come due at the very end of this budget year. So those monies will eventually be spent this year.
- With the closure of legal proceeding on the unit 310, we are now “writing off” the uncollected maintenance and special assessment monies owed the association by this unit. We receive \$4,480 of the \$9,908 owed us. That is the “Bad Debt Expense” which you don't normally see in these statements.
- We are doing very well with “Repair & Maintenance” and “Legal Fees” keeping our expenses well below what was budgeted. It appears that the plumbing work under the 102, 202, 302 stack is also holding up well as no further problems have developed there. Let's keep our fingers crossed. The end of the legal work on our foreclosure on unit 310 should also save us some money.

Well that is about it for the update. If you have any feedback on what we have discussed, please come to the next scheduled board meeting (date not set). You can also contact the board by dropping a note into the association mail box next to the elevator, or send us an email at secretarycmw@gmail.com

Thank you.

Colonial Manor West Board

Tom Neubecker, President

Larry Farst, Vice President

Tom Jones, Secretary

Dave Haglock, Treasurer, Assistant Secretary

Ricky Borman, Assistant Treasurer

COLONIAL MANOR WEST CONDO ASSN.
Budget vs. Actuals: CMW - FY10 P&L
January - December 2010

	Actual	Budget	Total \$ Over Budget	% of Budget
Income				
Allowance for Uncollectibles		-\$2,495	\$2,495	
Laundry Income	\$1,035	\$1,380	-\$345	75%
Maintenance Income	\$65,572	\$120,115	-\$54,543	55%
Total Income	\$66,607	\$119,000	\$ -52,393	56%
Expenses				
Accounting Fees - Mike Moskowitz	\$2,400	\$4,800	-\$2,400	50%
Bad Debt Expense	\$5,428		\$5,428	
Bank Charges		\$50	-\$50	
Elevator Maintenance	\$1,377	\$1,800	-\$423	77%
Homeowner Improvements	\$2,620	\$2,000	\$620	131%
Insurance				
Commercial Property (excl. Wind)	\$10,762	\$15,000	-\$4,238	72%
Directors & Officers Liability	\$861	\$1,000	-\$139	86%
Fidelity & Crime	\$321	\$400	-\$79	80%
Flood		\$4,200	-\$4,200	0%
Windstorm		\$25,000	-\$25,000	0%
Total Insurance	\$11,944	\$45,600	-\$33,656	26%
Janitorial Services - Willie Osborne	\$1,800	\$3,900	-\$2,100	46%
Landscape Expenses - Landscape Solutions	\$1,375	\$3,600	-\$2,225	38%
Legal Fees	\$947	\$10,000	-\$9,053	9%
Licenses & Permits	\$936	\$700	\$236	134%
Miscellaneous	\$731	\$5,000	-\$4,269	15%
Municipal Services - City of Fort Lauderdale	\$3,090	\$8,000	-\$4,910	39%
Pest Control - Pest Free Service Co	\$490	\$1,000	-\$510	49%
Pool Services - Quality Pool Service	\$900	\$2,200	-\$1,300	41%
Repair & Maintenance	\$4,097	\$12,000	-\$7,903	34%
Telephone Expense - AT&T / Bellsouth	\$315	\$650	-\$335	48%
Termite Removal - Truly Nolen		\$2,800	-\$2,800	
Uncategorized Expense	\$443		\$443	
Utilities				
Electricity - FPL				
Apt 310 [1471457497]	\$36	\$300	-\$264	12%
House E 2nd Bldg [8853941246]	\$1,331	\$3,000	-\$1,669	44%
House E Outdoor Light [6488138592]	\$107	\$300	-\$193	36%
Total Electricity - FPL	\$1,475	\$3,600	-\$2,125	41%
Gas - TECO Peoples Gas	\$1,202	\$1,700	-\$498	71%
Total Utilities	\$2,677	\$5,300	-\$2,623	51%
Waste Management Services				
Recycling [Republic Services]	\$221	\$600	-\$379	37%
Regular Trash [237-0003834-2237-5]	\$4,331	\$9,000	-\$4,669	48%
Total Waste Management Services	\$4,552	\$9,600	-\$5,048	47%
Total Expenses	\$46,120	\$119,000	\$ -72,880	39%
Net Operating Income	\$20,487	\$0	\$20,487	0%
Other Expenses				
SPA - Legal Fees	\$2,788		\$2,788	
Total Other Expenses	\$2,788	\$0	\$2,788	0%
Net Other Income	\$ -2,788	\$0	\$ -2,788	0%
Net Income	\$17,700	\$0	\$17,700	0%

Bank Balances (as of 7/1/10):

Operating account:	\$47,802.66
Special Assessment Account:	\$2,067.81
Escrow Account:	\$4,953.67