

**Colonial Manor West
Quarterly Report
April – mid July, 2011**

This report covers roughly the second quarter of 2011 (April – mid July). We have also attached a quarterly financial report for the first 2 quarter of our fiscal year (really up through mid July). The report covers the first part of July since that is when we had the major plumbing issue addressed (see below). We wanted to include that information in this report. Here is a summary:

Plumbing – As you know by now, we had two major plumbing issues this quarter.

In May, we had a leak in the horizontal portion of the kitchen stack servicing units 306, 307, 206 & 207. This stack, when it reaches the first floor, runs across the ceiling of the community room into the stack servicing the kitchen of 106. This horizontal portion developed a slow leak into the ceiling of the community room staining it. We had to open the ceiling in that room and replace the horizontal line which was seriously corroded. The ceiling was then patched and painted. That job cost the Association ~\$2,000 (plumbing, dry wall, plaster, & painting).

Next, in late June, we experienced a serious backup of the sewer line under the first floor laundry room as well as under the community room and unit 107. This caused sewage to back up into each of the areas. We had our plumbing company out to try to snake the line clear, but they were unsuccessful. We then had them scope the line with a video camera to determine the nature and location of the blockage. They were either unable to get the camera through to the blocked area or the areas they were able to scope were filled with sewage obscuring any view.

We knew that the blockage was someplace underneath the laundry/community room/unit 107 area, so the plumbers suggested that we excavate that area and replace the line there (and possibly more) based on what they would find. Here, verbatim, is what they found (taken from their invoice for the work):

TUNNELED UNDER SIDEWALK AND BUILDING STARTING FROM A POINT ON THE WEST SIDE OF THE FIRST FLOOR LAUNDRY ROOM AND TUNNELED 15' TO EXPOSE BAD PIPING. (THIS WAS AS FAR AS WE COULD ORIGINALLY INSPECT WITH CAMERA DUE TO CONDITION OF PIPE AND ALL ACCUMULATED DEBRIS IN PIPE). WE REMOVED ALL OLD AND ROTTED CAST IRON PIPING. INSPECTED PIPING WITH VIDEO CAMERA AND DETERMINED BREAK IN LINE WAS FURTHER DOWN THE LINE. TUNNELED AN ADDITIONAL 17' TO BREAK AND REPLACED ALL EXPOSED PIPING WITH NEW 4" SCH 40 PVC PIPE. ADDED NEW CLEAN OUT FITTING ON WEST SIDE OF LAUNDRY ROOM. PRESSURE JET CLEANED MAIN SEWER LINE 40' FURTHER DOWNSTREAM AND REINSPECTED LINES UPSTREAM TO UNIT 107 AND DOWNSTREAM THE MAIN SEWER LINE. THESE LINES ARE DRAINING BUT POORLY, THEY ARE IN POOR CONDITION AND IN OUR OPINION ALSO ARE IN NEED OF REPLACEMENT. SEE PICTURES AND VIDEO at:

<http://www.youtube.com/watch?v=bXbrxsKpTzg>

We have decided to leave the excavated area under these units unfilled so that, if necessary, we can access that area again without additional digging. Only the garden area will be filled in.

This ended up being a very expensive repair for the association. With the plumbing fees, scoping costs, excavation costs, and permit fees, the total cost was ~\$12,922. Fortunately, we had sufficient funds in our account to cover this expense without any special assessment. This is largely a result of savings on the pool renovation, and our minimal use of legal services.

As you read, the plumbers recommend that the remainder of the sewer line be replaced. The board is considering this option, but has not made any decision. We are getting bids to see how much this would cost in case we decide to do this or in case another backup compels us to replace it. If we do proceed with this replacement, a special assessment will be required. Again, no decision has been made. We will keep you informed.

One final note on the plumbing problem: The plumbers reported that they found Brillo pads, steel wool, cloth towels, paper towels, tampons, wet wipes, and a variety of other non-toilet paper items clogging the drains. Since the original drains are cast iron, and are severely rusted and rough on the inside (look at the video), these items easily lodge in the pipes. While the current situation has been addressed, most of the plumbing in the building is still cast iron. It is very important that only toilet paper be flushed down the drain. Please do not flush paper towels, baby wipes, diapers, tampons, sanitary napkins, condoms, or any other items which are not designed to be flushed. If you do, it will only cost us all a lot of money in the long term.

Parking – Many residents make use of the covered parking in the Galleria Mall across the street. In May we were notified by Mall Security that our residents should only park in the spaces along the south side of the garage (i.e. facing NE 9th St). Please DO NOT park your cars along the interior walls, nor along the west side facing the service drive leading back to the mall itself. These spaces are intended only for employees and customers of the mall. We know this might be a minor inconvenience, but we risk losing all of our parking privileges there if we don't follow their requests.

Pool Compliance – You may have read in the newspaper that many pool drain covers have been recalled by their manufacturers because of defective design which could result in a suction problem. We have checked with our pool people and have been assured that this issue does not affect us – primarily because we no longer have a direct suction drain (one draining directly to the sewer). Our recent pool work now has the pool drain to a collection tank in the pool equipment area. This tank in turn drains to the sewer. With such a design, the pool drain cover is no longer an issue at all because suction cannot physically occur.

Gutters– A few areas on the east side of the back of the building have been experiencing a serious overflow of the gutters in heavy rains which lead to large amounts of water splashing on the back patios and infiltrating some of the units. The board decided to add an additional down spout to the back of the building to try and handle this overflow. We had a company out in May to do this work and it seems to be working. While this is still some small overflow in very heavy rains, the majority of the problem has been addressed without the need to replace the gutters.

Elevator – Thanks to the updates to the elevator which were made last quarter, our elevator passed inspection for another year.

New Owners – Unit 109 was recently purchased by Nancy Miller and Tyler Miller of Kitchener, Ontario. We want to welcome them to the Association.

2011 Budget Report

Attached is a summary of our spending to date (vs. budget) for 2011. Several things should be noted:

- When comparing the monies spent vs. those budgeted, realize that we are ~50% through the budget year. Our total expenditures to date pretty much track that estimate even though individual categories vary quite a bit.
- Thankfully, we are significantly under budget in legal expenses, primarily because we have stopped the document revision process. This is what allowed us to cover the recent plumbing problems.
- You will note that no monies have been spent to date for Wind or Flood insurance. Both of those policies come up for renewal late in the year (Oct. and Dec., respectively). So those monies will be spent in a few months.

Well that is about it for the update. If you have any feedback on what we have discussed, please come to the next board meeting. You can also contact the board by dropping a note into the association mail box next to the elevator.

Thank you.

Colonial Manor West Board

Tom Neubecker, President (tneubecker@gmail.com)

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Bank Balances (as of 7/14/11):

Operating Account: \$73,881.27

Escrow Account: \$4,939.67

Note: The check for the plumbing work had not yet cleared the bank when the above balance was created. After subtracting that substantial check, the operating account would be: \$61,531.27

COLONIAL MANOR WEST CONDO ASSN.

Budget vs. Actuals: CMW - 2011 - FY11 P&L

January - December 2011

	Total		
	Actual	Budget	% of Budget
Income			
Allowance for Uncollectibles		-\$1,050	
Interest Earned	\$1		
Laundry Income	\$618	\$1,500	41%
Maintenance Income	\$66,542	\$113,940	58%
Miscellaneous Income	\$11		
Total Income	\$67,172	\$114,390	59%
Expenses			
Accounting Fees - Mike Moskowitz	\$3,050	\$5,000	61%
Electricity - FPL	\$1,420	\$2,850	50%
Elevator Maintenance - Motion Elevator	\$2,172	\$2,000	109%
Elevator Telephone Expense - AT&T / Bellsouth	\$315	\$650	48%
Gas Expenses - TECO Peoples Gas	\$786	\$1,600	49%
Homeowner Improvements	\$961	\$4,000	24%
Insurance			
Commercial Property (excl. Wind)	\$10,929	\$15,000	73%
Directors & Officers Liability	\$838	\$900	93%
Fidelity & Crime	\$322	\$350	92%
Flood		\$4,400	
Windstorm		\$27,000	
Total Insurance	\$12,089	\$47,650	25%
Janitorial Services - JWK Maintenance	\$2,420	\$3,600	67%
Landscape Expenses - Tropic Star	\$960	\$2,400	40%
Legal Fees	\$200	\$10,000	2%
Licenses & Permits	\$871	\$900	97%
Miscellaneous	\$875	\$5,000	18%
Pest Control - Pest Free Service Co	\$1,420	\$1,500	95%
Pool Services - Aloha Pool Services	\$1,030	\$1,740	59%
Repair & Maintenance	\$28,002	\$12,000	233%
Waste Removal Services - All Service Refuse	\$1,490	\$5,500	27%
Water & Sewer Expenses - City of Fort Lauderdale	\$5,104	\$8,000	64%
Total Expenses	\$63,165	\$114,390	55%

Thursday, Jul 14, 2011 06:44:31 AM PDT GMT-7 - Cash Basis