

**Colonial Manor West
Quarterly Report
July - September, 2010**

This report covers the third quarter of 2010 (July - September). We have also attached a financial report for the first 9 months of 2010 (January – September).

Pool Issues – The biggest issues facing us this quarter centered on the pool. In June the city inspected our pool and cited us for several violations. While most of them were minor and did not affect the pool’s operation, two of them were significant:

- We must have a 4 foot fence around our pool heater.
- By July of 2013 we must install a mechanism on the drain to prevent entrapment.

The fence around the heater is a new code requirement. The inspector wanted to shut us down immediately. However, Dave Haglock was able to convince her to let us keep the pool open since the heater was shut off for the summer months. This would give us time to install an appropriate fence. We tried to obtain quotes for a professional fence installation around the heater, but the fencing companies indicated that the unit was too close to the sidewalk and would have to be moved first. The estimate for moving the heater was up to \$1,000 (depending on the location) plus whatever the fence installation would cost. So, at September’s board meeting, we decided to install a temporary home-made fence around the heater (at a cost of only \$100) until we can determine if the heater can be moved and where to move it. This boxed fence is now surrounding the heater. We know it is not pretty, but it should get us by for the time being.

The inspector also indicated that we will have to install a “reserve tank” for the drain in the pool equipment pit sometime before 2013 to meet new federal regulations. This is a new code requirement to prevent accidental suction into the drain of the pool. We consulted with the county health department (who enforces these rules) and they indicated we have to follow the following process:

- Hire a licensed pool engineer to develop plans to install the reserve tank
- Submit the plans to the city for approval
- Hire a licensed pool contractor to perform the work
- Have a inspection of the work by the city

We obtained the names of several engineers from the city and contacted some of them. One of them, Dave Faerman, of ACE Environmental Services offered to look at our installation for free. He did this in late September and gave us the “relatively” good news that we could use our existing reserve tank (the one servicing the gutters around the pool) with a simple modification. The board decided to hire Mr. Faerman to develop the plans to submit to the city. While we don’t have any bids on this work yet (we cannot get them until the engineering plans are approved) we are hopeful the work can done for under \$5,000 and paid for out of our current year’s budget.

Finally, a recent issue has prompted us to change pool service companies. Recently we had 2 pool pumps corrode because water leaked on them. Problems getting the pumps replaced and the leaks fixed led us to decide to switch pool maintenance companies. We had been using Quality

Pool Service for many years, but they are located in Boca Raton and they subcontract pool repair work. It was difficult to get a quick response from them when we had pool issues. Dave interviewed several Better Business Bureau (A+ rated) companies and the Board chose Aloha Pool services located right here in Ft. Lauderdale. Their cost is about the same per month as Quality Pool, but they have their own in-house repair people. They began servicing our pool on Oct. 1st.

Waste Disposal – On Oct 1st, we also started using our new waste disposal company – All Service Refuse. 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.

Landscape Maintenance – On September 1st, we changed over our landscape maintenance to “OurGardener.com” owned by Mr. Dan Pestretto. He will be maintaining both our gardens as well as the gardens of Colonial Manor East and Parkridge East. He is a licensed professional landscaper. While it is too early to assess his company’s performance, we hope he will perform better than our previous company. In addition, his company will cost the Association ~\$60 less per month than our previous company.

Termite Removal – Several units, as well as portions of the community room, have shown signs of termite infestation again. We plan to have a termite treatment company come sometime this fall to perform spot treatments. If you have any signs of termites in your unit, please let us know ASAP so that we can include your unit in the treatment.

Condo Document Revisions – As you know by now, we stopped our efforts to update and modernize our condo documents because of a mortgagee’s vetoing the initial step to simply remove the mortgagee consent requirement. Since then, we have received a legal analysis of what types of changes are still available to us. At present, we are deciding if we want to proceed with this new approach and, if so, what changes to the documents we want to propose. We will continue to keep the membership advised of our thinking and seek input.

Unit 301 – For those who may not have heard, the owner of unit 301, Stan Gurak, died in late August. We express our deep condolences to his family and friends. The details of the estate are still being worked out and we should find out sometime this fall who the courts appoint as the new owner(s) of the unit.

Contacting the Board - As we mentioned to you in an earlier email, technical problems necessitated the elimination of the association’s email account. As a result, the best way for you to contact us is by dropping (or mailing) a note to us in the association mail box (directly next to the elevator). Alternatively, you can contact any one (or all) of the board members via their own personal email addresses which they have agreed to share with you. The Association will still maintain its web site at <http://colonialmanorwest.yolasite.com> Here you can find all board meeting minutes, current and past quarterly reports, insurance information, governing documents, financial statement, etc. and we will continue to send out information to owners via email.

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 September '10). The second column show what we had budgeted for the full year. Since we are 75% through the year, we are pretty much on budget at this point in time.
- It looks like we are far under budget for insurance. However, 2 of our largest policy premiums (Wind Insurance and Flood Insurance) come due in December. So those monies will eventually be spent this year.
- We had been doing very well with "Repair & Maintenance" until the pool issue came up. We suspect the changes to the pool will use up a substantial portion of those funds.
- Our Legal Fees have been kept low with the resolution of the foreclosure issue on unit 310 earlier this year.

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.

Thank you.

Colonial Manor West Board

Tom Neubecker, President (tneubecker@gmail.com)

Larry Farst, Vice President (larryfarst@earthlink.net)

Tom Jones, Secretary (emailtjones@aol.com)

Dave Haglock, Treasurer, Assistant Secretary (dfh106@hotmail.com)

Ricky Borman, Assistant Treasurer (eborman@mindspring.com)

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

Operating Account: \$64,072.22

Escrow Account: \$4,953.67

Budget vs. Actuals: CMW - FY10 P&L
January - December 2010

	Actual	Budget	Total \$ Over Budget	% of Budget
Income				
Allowance for Uncollectibles	\$0	-\$2,495	\$2,495	0%
Laundry Income	\$1,410	\$1,380	\$30	102%
Maintenance Income	\$90,986	\$120,115	-\$29,129	76%
Total Income	\$92,396	\$119,000	-\$26,604	78%
Expenses				
Accounting Fees - Mike Moskowitz	\$3,600	\$4,800	-\$1,200	75%
Bad Debt Expense	\$5,880	\$0	\$5,880	0%
Bank Charges	\$0	\$50	-\$50	0%
Elevator Maintenance	\$1,836	\$1,800	\$36	102%
Homeowner Improvements	\$3,263	\$2,000	\$1,263	163%
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	\$0	\$4,200	-\$4,200	0%
Windstorm	\$0	\$25,000	-\$25,000	0%
Total Insurance	\$11,944	\$45,600	-\$33,656	26%
Janitorial Services - Willie Osborne	\$2,700	\$3,900	-\$1,200	69%
Landscape Expenses - Landscape Solutions	\$2,065	\$3,600	-\$1,535	57%
Legal Fees	\$3,093	\$10,000	-\$6,907	31%
Licenses & Permits	\$1,381	\$700	\$681	197%
Miscellaneous	\$731	\$5,000	-\$4,269	15%
Municipal Services - City of Fort Lauderdale	\$4,976	\$8,000	-\$3,024	62%
Pest Control - Pest Free Service Co	\$840	\$1,000	-\$160	84%
Pool Services - Quality Pool Service	\$1,335	\$2,200	-\$865	61%
Repair & Maintenance	\$4,602	\$12,000	-\$7,398	38%
Telephone Expense - AT&T / Bellsouth	\$420	\$650	-\$230	65%
Termite Removal - Truly Nolen	\$0	\$2,800	-\$2,800	0%
Utilities				
Electricity - FPL				
Apt 310 [1471457497]	\$36	\$300	-\$264	12%
House E 2nd Bldg [8853941246]	\$1,968	\$3,000	-\$1,032	66%
House E Outdoor Light [6488138592]	\$162	\$300	-\$138	54%
Total Electricity - FPL	\$2,166	\$3,600	-\$1,434	60%
Gas - TECO Peoples Gas	\$1,272	\$1,700	-\$428	75%
Total Utilities	\$3,438	\$5,300	-\$1,862	65%
Waste Management Services				
Recycling [Republic Services]	\$333	\$600	-\$267	55%
Regular Trash [237-0003834-2237-5]	\$6,565	\$9,000	-\$2,435	73%
Total Waste Management Services	\$6,897	\$9,600	-\$2,703	72%
Total Expenses	\$59,002	\$119,000	-\$59,998	50%
Net Operating Income	\$33,394			