



**PASEO MASTER ASSOCIATION, INC**

February/March 2020

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## Engineering:

After much anticipation the new gate has been installed by Carter Fence and the fingerprint reader system has been reinstalled. The reader is now attached to the frame, so vandalism is no longer possible. We will need to get a small sign directing members to the new location of the reader





Down to Earth Landscaping was able to swap out several damaged landscaping lights around the pool deck with new fixtures with several falling under warranty. They will be back out on Monday to finish repairing the palm tree up lights.



Our new shed install is complete. Joey is working on installing plywood to keep the lower panels from getting damaged.



Softrim was out this week to investigate several speakers around the pool deck that weren't working. We discovered a broken cable controlling one area and one speaker that is shorting out. Both items will be repaired in the next couple of weeks.





We addressed several walkways that needed to be pressure washed. We have found the area going from the kitchen to the tiki will need a more comprehensive pressure washing and eventually have that area sealed so cleaning will be easier in the future.

Village Center round about pressure washing and sealing project was completed. Took one day longer than anticipated, but the area looks fantastic.

Landscaping install around the village center took place last week. Additional areas need attention and I am working with Crawford on areas to focus on.



Pressure washing on yellow umbrellas is completed. Blue umbrellas are next.



Joey has received a quote from our stone installer to complete the cosmetic repairs to the retaining wall. \$4,250 is a fantastic price for the scope of work. I am currently working with the CDD so they may authorize the vendors access to pond to work on the wall.

We are working on a quote to have the perimeter sidewalks around the village center pressure washed.

Carports anywhere has given me dates of March 5<sup>th</sup> and 6<sup>th</sup> for the install of the Eversafe building shed. They have had some weather issues this week in other parts of the state, but I have not been informed that our project is delayed.



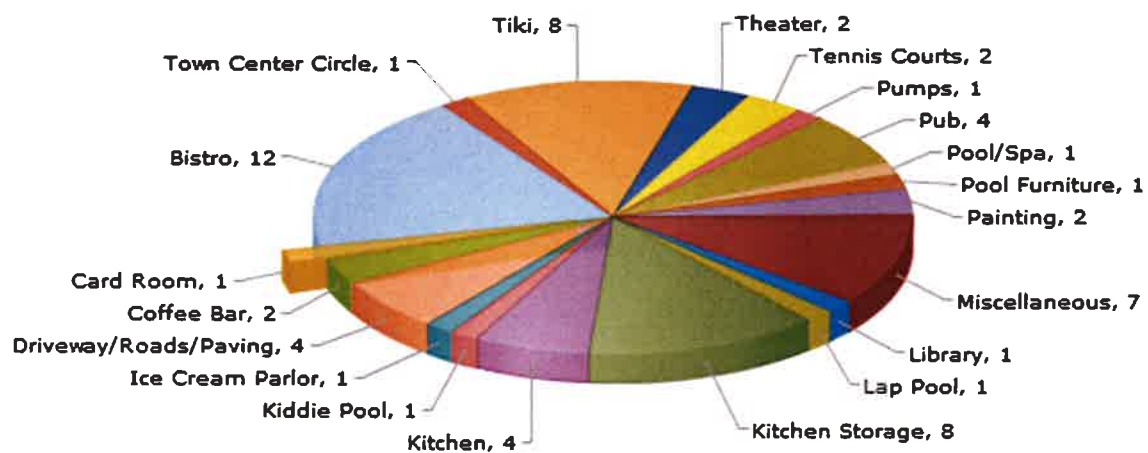
WORK ORDERS: 02-14 to 3-26

68 completed



## Work Orders Report

From: 02/14/2020 - To: 03/26/2020







#### **Operations/Admin:**

Multiple eblasts have been sent to the community about the Corona Virus, more eblasts will follow as info becomes available.

As mentioned in the eblast, we have three areas where hand sanitizer is located, and we have sanitizer wipes for our team to use.

Third and final quote for camera system should be arriving soon. All quotes and a basic breakdown will be included in Board packet for the Board meeting.

New chairs arrived this week and were placed in the library, replacing the two worn chairs.



Softtrim was finally able to come out and remove the old public WIFI hotspot.

#### **Operations/Admin:**

Permits for the fire pit gas piping has been approved. Thompson is still working with the city on the actual tank removal and install. The Fire Department is currently reviewing the plans.

We will be moving forward with the install of a geothermal unit for the kiddie pool vs a purchase of a new gas heater. This was an adjustment to the permits for Thompson Gas, however it will not delay the process. They inform me they believe Balgas will just “abandon” the existing tank.



John, Marshall Bohbrink, and I met with our Insurance broker Tuesday the 25<sup>th</sup> and finalized the Paseo insurance package for 2020. All documents have been signed and we are currently processing the initial payment.

I am currently exploring some options to have two of the chairs replaced in the library.

We got more aggressive with the spa pump operations. We currently have the pump shutting down right at dusk to discourage members or their guests past that time. So far it has been working as planned.

### **Lifestyle/Recreation/Member Services:**

Our new ping pong table has arrived and will eventually be placed (and to be used) in the movement studio. Neill is working on a standard set of rules for play we are working out the logistics with Member Services for the paddle and ball usage.



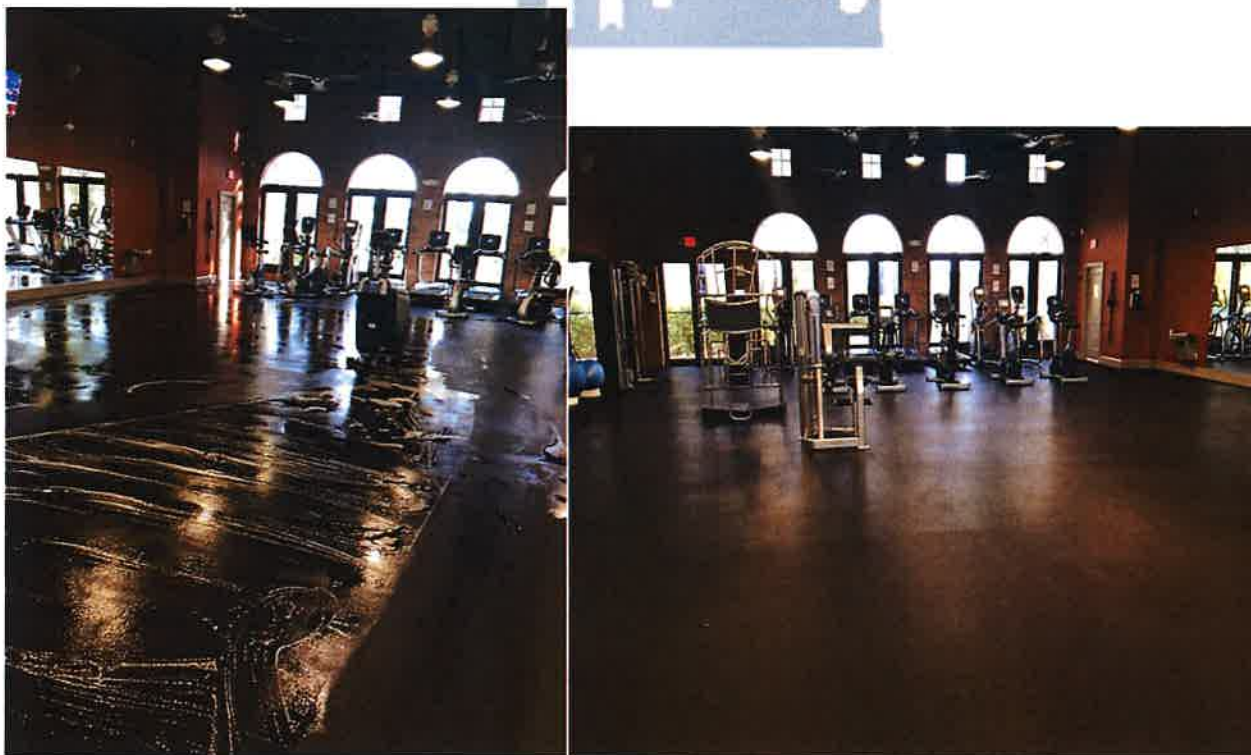
Removal of all existing strength equipment was removed on Wednesday.



# PASEO



Deep Clean of the gym flooring took place overnight



And new equipment has begun to be installed. Unfortunately, there is a piece of backorder (Cable machine). We were not informed of this until the equipment began to be installed.



Because of this I will be withholding final payment until the equipment arrives and is installed. We are anywhere from one week to two weeks out for the equipment to be installed.



The larger desk for member services has arrived and was installed this week. The previous desk has been backed up and will be sent back to Wayfair.







Member Services did a great job of decorating their area for St. Patrick's day!



New portable pickle ball net has been put together, and Neill is investigating the best method of putting down the temporary lines. Joey and Neill will attempt to have these lines installed next week.





Coastal Canvas began work on the layout of the slabs for the bocce shade structures. We anticipate the slabs to be poured this Friday the 28<sup>th</sup>. Once poured Coastal would like the slab to cure for 5-7 days. The frames are currently in powder coating. Project should be completed in the next two weeks.



We have narrowed the timeframe for the fitness center strength equipment install. We anticipate the week of March 15-20 for this install to take place. It will be a two-day project, one for removal of the existing equipment, and the second for the install of the new. We are as well exploring to have a major deep clean done on the rubberized floors. This project will take place overnight.

We scheduled Bike Medic to be on property today for our members, it was so popular today that a second crew from Bike Medic was needed!

The bass for the theater was adjusted to eliminate the major rumbling and distortion for certain movies.

#### **F&B:**

Chefs new slicer arrived last week and has been put to use.

Chef and I sat and did a webinar with Pulp, a cloud-based inventory software program that is a partner with Cheney brothers. We are very interested in this product as it works well on multiple platforms and devices, integrates with Aloha, but most importantly it partners with Cheney which means invoice uploads and ordering will happen seamlessly. We know Ron is working with potential vendors on ordering so we will wait until that is complete to decide on Pulp. We have





found that Optimum Control is not the type of system that will be successful at a property such as ours.

Rock the Village was a great success. The team and I have been discussing some possible changes for next year so we can be more part of the food experience. Some good ideas and suggestions are being made.

New Prep table has already arrived and has been installed on the pub line. We have ordered and are awaiting the arrival of our new slicer.

