

PASEO MASTER ASSOCIATION, INC

December 2020/January 2021

The Board of Directors:

Mike Pawielski	President
John Lines	Treasurer
Ron Bendell	Vice President
Dave Cabell	Director
Lynda Adler	Director



Presented By KW Property Management:

Adam Radler	General Manager
Tracy Duhaney	District Manager
Andy Kalikas	Vice President
Zuly Maribona	Sr. Vice President

Engineering:

ABC electric is out this week working on repairing the large water fall lights. We believe there is an issue in one of the junction boxes.

There was a gas leak for the fire pit. The vendor was out and made repairs. The leak was located at a fitting near the timer.

Elevator remains down. We have replaced a blown hydraulic pump and starter, but still can't seem to keep the elevator running without it shutting down. To top it off they incorrectly billed us for labor pertaining to the pump install, despite the fact the quote included labor. The previous issues were real, we aren't questioning that. However, something remains an issue.

After several delays and a change of vendors the card room floor is finally done! The flooring came out great and really looks sharp. We plan to do the same thing for the pub kitchen floor, but that will be later down the road.



The waterline break near the kiddie splash pad is finally repaired. There was not one but two cracks located in the 2 inch line. Both are repaired, the hole backfilled, and pavers replaced.

I was just getting ready to say the elevator is finally back up and running, however it seems to have gone down again. We have had multiple issues at the same time, both the hydraulic pump and various relays had failed. We believe there is a solenoid issue, but the vendor has not been able to completely solve the issue.



Wall covering for the theater has arrived, installation is likely in the next couple of weeks

WORK ORDERS: 12/14 to 1/26

65 completed

Operations/Admin:

John and Dave installed the theater wall carpeting over the past couple of weeks. It came out fantastic and has saved the Association thousands.

Sheila is ordering the carpet for the flooring in the theater.

The new lighting for member services has been installed along with the ceiling repaired and repainted. Again another project completed by Dave and John, thank you again!

Ameri-Scapes began servicing the Village Center and various amenities this week. They have begun working on a landscape improvement list. That will be reviewed first by the landscape committee and then by myself.

Our Meet the Candidates night was this Thursday. Not a lot of interest, minus KW and the Candidates there was roughly 35-38 members on at any given time. The session went well and the members asked some really good questions.

Annual meeting packets hit production and began being mailed the final week of December. Last of the packets were mailed on Jan 4th. We have proxies and ballots available at member services

Lifestyle/Recreation/Member Services:

A couple of our part time servers have expressed some interest in filling in on the pool deck as amenity attendants. We have tried a couple of them out this week to see if it's something they truly are interested in.

Neill has authorized our vendor to replace the weights on a couple of machines, with some heavier plates. This project should be completed in the next couple of weeks.

The new pendants for member services have arrived. John and Dave will be installing them this Sunday, during the install they will also take care of the ceiling paint for us. Thank you to you both for taking on these projects.

Our new portable LED lamps arrived and were used for New Years Eve. They work well and provide a good amount of accent/pathway lighting.



We continue to actively monitor the gym mask mandate window. More often than not everyone complies, we will get the occasional complainer, but while they are vocal, there are not many of them. On average we have up to 10 members working out at one time in the gym.

We interviewed an amenity attendant this week and believe we will be offering him the position today. One more position to fill.

Our coffee tasting took place this week. The members sure do love fresh ground coffee vs liquid concentrate. Anthony will be spearheading this project and is currently researching different vendors.

F&B:

Chef is rolling out a revised seasonal menu, removing just a couple of items but adding about 5 to 6 more. This should be available the first week in February.

We have decided to put the Sous Chef position on hold for now. We know we are missing our revenue goals so this is partially an effort to help offset that. As well we know it would be tough to fill this position with the right person in the middle of season. We as well are not moving forward with our second food runner or the second part time dishwasher.

Our first pub dinner of the season is Friday Jan 29th. We as well will be offering to-go on that Friday night. We will begin the roll out and taking reservations starting on Monday.