

PASEO MASTER ASSOCIATION, INC

March/April 2021

The Board of Directors:

Mike Pawielski
John Lines
Ron Bendell
Dave Cabell
Lynda Adler

President
Treasurer
Vice President
Secretary
Director



**Presented By
KW Property Management:**

Adam Radler
Tracy Duhaney
Andy Kalikas
Zuly Maribona

General Manager
District Manager
Vice President
Sr. Vice President



Engineering:

We have some trouble matching the paint in the bistro (general paint touch up) but we were finally able to match. Very puzzling considering it's a paint carried by Sherwin Williams that is less than 2 years old.

Chris is working with our pool vendor to have the out of order pump for the smaller waterfall feature replaced. We as well are working on ordering a back up pump to keep in storage for a third party vendor.

We will be replacing the smaller river rock that was placed at the landscape bed next to the tiki with brookstone to prevent people from walking through the planter bed.

Landscaping projects are wrapping up. Extension of the bleacher area by tennis is complete. Various landscaping replacements have been complete with new material placed in various areas around the Village and Tennis center.

I requested to have the paver walkway at the lap pool parking lot pressure washed and sealed, this was completed last week.

Our quarterly preventive maintenance for all AC units was completed this week.

Speakers in the spin room stopped working, Softrim was able to come out and diagnosis the issue and get them back up and running.

WORK ORDERS: 3/16 – 4/19

53. completed

- Administrative Offices (2)
- Bistro (4)
- Breezeway (2)
- Breezeway Bathroom (2)
- Card Room (1)
- Fitness Center (2)
- Fountains (1)
- Kitchen (4)
- Lagoon Pool (2)
- Lap Pool (1)
- Member Services (1)
- Miscellaneous (3)
- Tennis Courts Bathroom (2)
- Theater (2)
- Tiki (18)



Operations/Admin:

We expect our first draft of the plans for the tiki early next week. Once I have the submission I will work on the next steps for distribution and a meeting.

Matthew from MJRDP Architecture will be out Tuesday next week to begin his take off measurements of the tiki and surrounding footprint for his creation of drawings. We are working on getting his retainer bill paid as well.

Richard has sent his first draft of the Maintenance and Use agreement of the lifestyle park. Mike is working on setting up a conference call so we can discuss our initial concerns.

Ritzman has been tapped for the new pickle ball court at the Tennis Center. Neill has sent over the basic overhead layout to their team for a basic understanding of what the project will entail. Onsite meeting date TBD.

The team and I have had discussions about when the right time will be to switch to our out of season hours and staffing models. As of right now we are expecting to switch to out of season operations May 5th. Historically it would be after Easter, but we are uncertain how it will go this year with COVID. We will take it as a week-by-week basis and if we notice trends downward we will make the call.

Loree has had her first meeting with Softrim to discuss the new parameters for the website this week. They are currently working on other projects so we don't yet have a start date. Once it is decided their goal will be to focus solely on this project until complete, so likely a two to three week project once they start.

Lifestyle/Recreation/Member Services:

Meeting with members of the Condo Board to discuss the Maintenance and Use agreement for the lifestyle park went very well this week. A revised draft will be sent to Richard for review to ensure it meets legal requirements.

Our part time member services employee Tori will be leaving us starting next week. We will move to our member services out of season operating hours beginning next week. The community will be informed in an eblast.

The tennis and bocce ball courts refurbishments will begin Monday April 19th, we expect this project to take 2-3 weeks, with two courts being taken down at a time. An eblast will be sent to the community informing them of the project.

Calvin our new amenity attendant began this week. This is his first time in a position like this but he is eager to learn and dedicated. We are happy to have him.



At the next Board meeting I will be making a recommendation to the Board to rescind the mask rule for the gym.

Agreements for tennis and bocce ball resurface have been signed and sent to Ritzman tennis. We are looking at a tentative start of mid April, likely the week of April the 19th. Once its confirmed we will inform the community.

We continue to notice trends with the community's desire for outdoor vs indoor events, undoubtedly because of Covid. For example, Wine and Jazz (outdoors) 95ppl, while Italian night (indoors) 54ppl and Casino Night (indoors) 56ppl. Limiting our indoor events this year while the right call certainly makes October – December of 2021 much harder to gauge.

F&B:

Our new Sous Chef is set to begin on the 19th of April for orientation and then with Chef on April 21st. Brownen Dutch has worked as Sous Chef at Talis Park for the past couple of years, prior the Talis Park, she was at Bay Colony Golf Club for 12 years. We are very excited to have her and what she will bring to Paseo

The IO cooler for the tiki is not holding temp. This piece of equipment has only been in use for about 8 months so the issue is more than likely under warranty. We are working to have it repaired ASAP.

I will begin dialogue with TOAST for our POS. We think it might be more prudent to get that portion of the tiki project completed sooner than later.

Chef is working on a proposal to replace his dual oven in the Pub Kitchen. It's the last of the original pieces of equipment in that kitchen.

Deep clean of the tiki kitchen is taking place this Monday. Floors, walls, vents, and equipment are all part of the scope of work.