

PASEO MASTER ASSOCIATION, INC

June/July 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:

Chris has Crown roofing scheduled to be out next week to address the 3 roof leaks that have popped up over the past several weeks. Once complete we will monitor the repairs to ensure they have held, and then will repair the damage to the ceilings.

A fresh application of mulch is going down today, just in time for the weekend. Will really make the pool area pop, hopefully the fresh mulch smell will be mild.

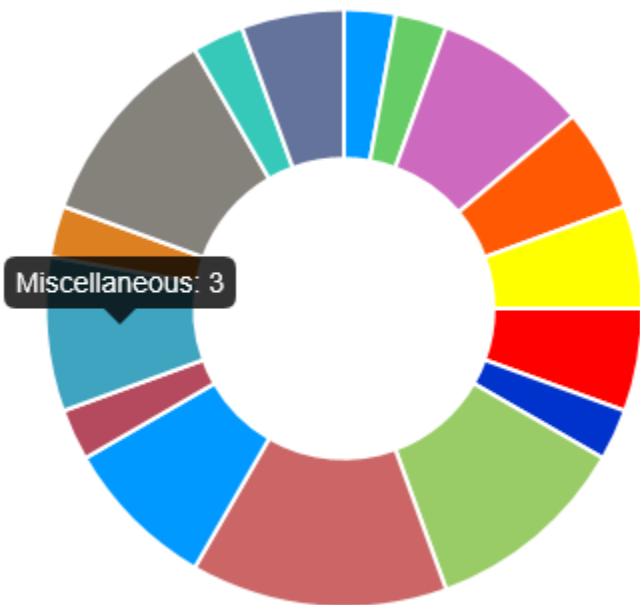
Kidde pool repairs are on hold as an additional leak is likely. We have the leak detection vendor out next week to locate. We believe this leak is specific to the feed for the lap pool.

Library fingerprint reader is needing to be replaced. The spare was recently used to replace the kitchen reader, so unfortunately we are without a replacement. The reader has been ordered and is in route.

The daily summer rains have made it hard for the team to keep up with basic upkeep of some of the areas around the village center. Algae is starting to pop up in various locations. The team acknowledges the issue and is working hard on keeping the areas looking sharp.

WORK ORDERS: 6/22 – 7/20

39 completed



- Admin offices (1)
- Administrative Offices (1)
- Bistro (3)
- Breezeway Bathroom (2)
- Card Room (2)
- Fountains (2)
- Kiddie Pool (1)
- Kitchen (4)
- Lagoon Pool (5)
- Lap Pool (3)
- Lighting (1)
- Miscellaneous (3)
- Spa (1)
- Tennis Courts (4)
- Theater (1)
- Tiki (2)



Operations/Admin:

Keeping an eye on Hurricane Elsa is a top priority for the team. The Village Center will be business as usual with the potential need to prep for the storm on Monday. We will continue to eblast the community updates and I will keep the Board informed of any operational decisions that need to be made.

The battery backup for the technology rack in the executive offices is down. This is affecting wifi and printing capabilities for the office. New battery is ordered and will be installed ASAP.

Lots of new team members have started over the past couple of weeks with several more on the way. Michelle (Director of Ops) Taylor (F&B Supervisor) Kristy and Katia (Servers) are currently in their roles. More on the horizon as we bring in a new cook, amenity attendant, and servers over the next couple of weeks.

Cameras at the tiki bar are currently down. We think the network card has failed. Our vendor is working on getting this replaced today.

Lifestyle/Recreation/Member Services:

First quote for pickleball has come through with a second to come from our additional vendor. I will schedule an onsite meeting with US Tennis so we can go line by line of the quote. More info to follow.

There is a call scheduled for next week to discuss the current status of the new Paseo website. More info to follow after the meeting.

We are back to our normal summer entertainment schedule where we are having Sunday fun-days and evening entertainment on select Fridays or Saturdays, with our first Friday back kicking off tonight. We are working through the logistics of having a buffet night at the tiki towards the end of July.

F&B:

I am having a scheduled meeting with our GC and Beltram next week (Wednesday) to discuss and finalize the equipment layout for the tiki. Once those CADs are complete along with the building CADs we will be ready for a final quote and permitting.

Weather permitting, we are scheduled to have the turbine for the exhaust hood replaced on Monday. Because of the need for a crane, this might not happen due to any winds above 35 MPHs.

I've tasked Michelle with taking on the onboarding and set up for TOAST. We have our first onboarding call on the 15th of July.