

Shires of Inverness  
Master Association  
Management Report  
September 14, 2017

- 1) The office complex has addressed their trees on the border with the Shires. I have met with Little City and surveyed the trees on that border. There are questions as to who some of the trees belong to. To settle the border issue, I have requested proposals from Murry and Moody Surveyors to both mark the borders and include tree locations and tagging. This will prevent any future issues. Proposals will be given to the local boards involved.
- 2) The pool has been shut down and winterized. Chicagoland will be re-installing the pool cover anchors in the new deck and then place the cover on the pool. This will be completed next month. The cost is between \$600 and \$900.
- 3) While we had some hiccups with Chicagoland at the end of the season, they responded to the issues and made corrections required in a timely manner. I would recommend to the Board that Chicagoland be re-hired for the 2018 season. I have forwarded their renewal proposal to Ron which does include an increase due to wage increase requirements. The 2018 contract price is \$20,890.00. This is up from \$19,765.00 a 5.4% increase. They have asked for a response by October 1<sup>st</sup>.
- 4) We have finalized the Johnson Paving punch list items. Johnson Paving has informed us that they will not be addressing any remaining punch list items and will not be pursuing the Associations for payment on the withheld amounts. We may proceed with punch list items through a contractor of our choice. I had made a final walk with Ted from Spaceco on all of the items on the punch lists prior to Johnson withdrawing. Ted has been very helpful in evaluating the punch list items and those results will or have been shared with the Associations involved. It should be noted that not all items on the punch lists were deemed to be valid issues by Ted. Ted has stated that the amounts withheld from Johnson are more than enough to address the punch list items. We have secured pricing for many of the punch list items already and will finalize and present to the Boards involved. I would like approval to pay Spaceco their final balance of \$6,111.13.
- 5) The new pond signs were installed at the request of the insurance company.