

## **Administrative Accomplishments**

- 1) Under Budget for 2018 (Savings Applied to 2019 Budget)
- 2) Reserve Account Funded at 87%
- 3) No Litigation, Insurance Claims or Workers Compensations Claims
- 4) No Special Assessments in 2018

## **Completed Staff Projects 2018 (Partial List)**

- 1) Tree Trimming and Topping (Completed)
- 2) Trash Room and Chute Cleaning (Completed)
- 3) Laundry Room Drain and Concrete Work (Completed)
- 4) Balcony Railing Replaced and Painted At: 610 # 316, 610 #301, 610 #303, 610 #212, 640 # 312 660 # 102 660 # 310 and TH 695
- 5) MATV Repair at 650 Hub Remove Oleanders at Pool South Side Area (Completed)
- 6) Trench Drain Replacement 630 P-2 Garage (Completed)
- 7) Remove Oleanders at Pool South Side Area (Completed)
- 8) TH 6 Railing (Completed)
- 9) Laundry Room Painting (Completed)
- 10) Lobby Area Painting (Completed)
- 11) Vinyl Fence at Pool Area (Completed)
- 12) Pressure Wash and Paint Pipes in 610, 620 & 630 Garages Parking Areas (Completed)
- 13) TH 6 Railing (Completed)
- 14) Stairs to Pier Railing (Completed)
- 15) 630-2 Parking Garage Roof Drain Pipe Replacement (Completed)
- 16) Replace Chair Pads at Pool (Completed)
- 17) 610, 620, 650, 660 Laundry Room Painting (Completed)
- 18) Laundry Room Cove Base Replacement (Completed)
- 19) Fire Pit Ignition System Replacement (Completed)
- 20) Repair Roof Drains in Garages (Completed)
- 21) TH5 Additional Concrete Work (Completed)
- 22) TH 692 Exterior Drain & Box Replacement (Completed)
- 23) Stairway and Landing Paint (Completed)
- 24) Curb and Landscape at TH 5 Area (Completed)
- 25) Additional Tile at 660 building Entrance (Completed)
- 26) Motion Sensor Switches all Trash Closets (Completed)
- 27) Replace Cork Notice Boards at Townhouses (Completed)
- 28) BBQ's (2) Replaced at Pool Area (Completed)
- 29) TH 693/695 Patio Railing Replacement / 8 Trash Bins Replace
- 30) Fix Pavers (Root Damage at Pool) (Completed)
- 31) Fill In Drain at 630 Garage P-1 (Completed)
- 32) Add Towel Dispenser at 610-660 Laundries (Completed)
- 33) Replace Transformer at TH 5 Landscape Lights (Completed)
- 34) Replace Valve at TH4 Stream (Completed)
- 35) Install Concrete Land and Lock Plate at West Fire Road (Completed)
- 36) Replace Light Fixtures at Various Building Stair Ways (Completed)
- 37) Install Blocking Foam in 18 Cable Boxes in 6 Building (Birds) (Completed)
- 38) Install and Upgrade On-Site Monitoring with New Cameras (Completed)

## **Contractor Projects 2018**

- 1) **Alpine One Vinyl Floors** Garage Elevator Areas (Completed)
- 2) **G & G Vinyl** Replace Main Exit Main Gate (Completed)
- 3) **Community Controls** 660 Garage Gate Loop Detector Replacement (Completed)
- 4) **DCM Boiler Service** Replace 12" Vent at 610 & Boiler Room (Completed)
- 5) **Brea Roofing** 5 Year Roof Maintenance Proposal (Completed)
- 6) **Bavco Backflow** Pump Room Install & Upgrade (Completed)
- 7) **WC Water Treatment** System Installation 660 Pump Room (Completed)
- 8) **G&G Vinyl** Pedestrian gate at Torrance Blvd. (Completed)
- 9) **Genesis Stoneworks** Stack Stone all Brick Areas (Contractor)
- 10) **A-1 Flooring** Entry and Lobby Tile (Completed)
- 11) **Quixtar Concrete** 660 Sidewalk to Street (Completed)
- 12) **Specialized Elevator** Valve Replacement 5 Buildings Completed
- 13) **One Stop Doors** Condo Buildings Entry Door Replacement (Completed)
- 14) **A-1 Flooring** Condo Building s Flooring (Lobbies, Trash Chute Rooms, Laundry Rooms) (Completed)
- 15) **Redwood Garden Bridges** TH & Bldg 610 Replace Bridges (Completed)
- 16) **Travers Tree Service** Palm Tree & Coral Trimming (Completed)

## **Reserve Projects and Improvement Projects for 2019**

- 1) Pathway and landscape lighting
- 2) Garage plumbing valves replaced as needed
- 3) Boiler exhaust ducting replace
- 4) TH 4 water heater replacement
- 5) 660 garage gate replacement
- 6) Area signage replace / enhanced as needed
- 7) Elevator interior remodeling project
- 8) Fire System repairs and upgrades
- 9) Hallway and Stairways doors replaced as needed
- 10) Laundry Room Washer Replacement and Internet Access
- 11) Trash room roof exhaust fans
- 12) Trash rooms trash chute doors
- 13) Pool area pavers resealed
- 14) Retaining walls repaired as needed
- 15) Townhouse and Condo trim repaint

## **1<sup>st</sup> Quarter Staff Projects and Paint projects**

- 1) Garage pilings and walls
- 2) Red curb painting at 660 driveway
- 3) Paint stucco walls
- 4) Balcony railings as needed
- 5) Stucco/stack stone red brick at condo building entrances
- 6) Stucco/ stack stone red brick common area walls as identified
- 7) Laundry room flooring upgrades
- 8) Hallway emergency lighting replaced as needed
- 9) Stairwells and landings repaint