**INLET BEACH CLUB**

**MANAGER’S REPORT**

**NOVEMBER 20TH, 2015**

* Termites were found in a unit on the ground floor of the 120 building. Florida Environmental came out to inspect and treat the area. A follow up inspection was performed 10 days post treatment. No evidence of live termites was found. While inspecting said unit adjacent units were also inspected and no evidence was found. The invoice has been forwarded to the BOD for approval.
* A roof leak was discovered in the 140 building. Duanne Thomas Inc. is doing the repairs. When setting up for the repairs water was found underneath the roof material. This water will need to dry out before closing the roof up permanently.
* An owner reported that the AC in the exercise room was not cooling. Full Service AC found the system to be out of freon. The system was charged but we were advised that it would need to be replaced. The proposals for replacement have been forwarded to the BOD for review.
* The sea grape hedges on both the east and west were trimmed. The east side has been left to grow tall while the construction goes on next door.
* A cable was replaced on the Gold's Gym machine in the exercise room.
* Jose has started to install the holiday lighting. Several of the lights from last year were no good, many of them had to be replaced.
* A full inspection of the roof was done by best Roofing Inc. The report and proposals for repair and maintenance have been forwarded to the BOD for review.
* I have contacted Cast Stone International re: high top concrete table for the pool area. Ideas and ballpark prices have been forwarded to the BOD to consider.
* Rental applications have been forwarded to the BOD for review.