



THE HARBOURS
Condominiums

The Harbours Newsletter

October 2016

Notes From The Property Manager:

October 2016

October 31st– Halloween



Quote of the Month:

Imagine with all your
mind. Believe with
all your heart.
Achieve with all
your might.



On my Radar!

By now, you should have received your packet for the 2017 proposed budget. Our Pre-Annual Meeting for budget review will take place on **OCT 20, 2016 at 6:30pm – Kingfish**. We look forward to seeing you!

As our Annual Meeting in November approaches, we have some Directors whose terms expire. Please be thinking if you are interested in running for one of these slots! This is a great opportunity to make a positive impact in our small corner of our world!

We are preparing to implement a set of Rules for our Fitness Center. If you have any recommendations, please forward those to

stuart@theharbours.com.

Any information on our web-site that the Board does not want non-owners to see, is now password protected. The password for owners is “riveroasis” with no quote symbols.

Window cleaning is scheduled for the last part of October or the first week in November, weather permitting.

Manager’s Mingle – Mark your calendars

Please join me along with your Board of Directors on THU, OCT 27, 2016 from 5:30pm-6:00pm for any questions you may have concerning the building’s maintenance and cleanliness. We will have snacks and drinks. I look forward to seeing everyone and meeting any new faces. My number one goal is to make your home the best it can be. Join me!



Water Report

No water incidents reported in September.



Notes From The Property Manager: (CONT.)

Outstanding violations or request for follow up

#	Issue
31 units	Corridor door repair requests
1	Balcony drainage repair
1	Lobby floor damage on move out
1	Pet violation
3	Smoke Test violation - \$150 fine.
3	Insurance violation



Information Sheet

In the budget packet previously sent, please complete and forward your information sheet to allison@theharbours.com



Parking Garage

We will be washing the parking garage floor on October 20th and 21st. If you do not want water splatter on your car, please do not park in the parking garage. During this period.



Building and Grounds Report

1. Phase 2 of the garage project:

Phase 1 of the project has been delayed until next year over a disagreement on funding authorization from an owner. The board will determine how to proceed.

Each member was provided with a copy of the Engineering Study Restoration Plan phases 1-5 and asked to review the study and come to the next meeting prepared to discuss how to move forward with phase two. Part of that discussion will be to decide if we want to recommend handing over the management of the project to an engineering firm at an additional cost of approximately 7%.

Stuart has quotations coming in for the area called "the shuffleboard court". This area must be addressed to stop the major water intrusion into the 4th and 5th decks of the garage. This work is in addition to the garage work identified in the engineering study.

2. Repair of the garage ramps to the service elevator:

Stuart has three different firms preparing quotes for the restoration of the rusted and deteriorated structure supporting the ramps. Water intrusion is the root cause. We have to determine how to address the root cause of the deterioration before proceeding with repair. Some redirecting of rainwater has already been completed.

3. Review of the building water pumping system:

The committee did a walk through and inspected the system. The system has had two major failures in the last year and while it appears to be in good condition it is very old and plans need to be put in place to upgrade or replace the major components. Read has quotes for replacing the system. Costs range from \$50,000 to \$90,000 depending on the approach.

The following assignments were made:

Read will recommend vendors to come in and discuss the system with the committee and make recommendations for upgrading and refurbishing

Read will meter the pumps so we can determine the energy saving that would result from an upgrade of the controls.

Read and Stuart will gather the cost for maintaining the system over the last three years.

Stuart will contact other high rise buildings to see who installed and who maintains their water systems so we can solicit additional input.

4. Complete the painting of the building. This project is scheduled for completion in 2018.

We will attempt to clean one air conditioning grate to determine if cleaning will get the job done. Cleaning the grates is preferred to painting the grates because of future maintenance costs associated with painting. If cleaning is a good option, Stuart will contact the company that cleans the windows and get a quote for cleaning all the aluminum ventilation grates which are a major eyesore. We will attempt to get this completed prior to cleaning or painting the remainder of the building.

Read has determined that the louvers that were added to improve ventilation did not help the ventilation. Because they detract from the appearance of the building they will be removed prior to cleaning the grates.

Buildings and Grounds Report Continued..

5. Roof

The contractor that made the recent repair to a area damaged by wind has been contacted and requested to correct problems with the repair.

6. Gates

We will replace the exit gates with a new gate we have to reduce the stress on the gate operator.

The committee asked for data on the number of times a month the gate has to be locked open. The committee would like to explore different options for the control system to reduce down time if the data shows excessive down time.

7. Exterior lighting.

Clair has identified a source who has an exterior lighting approach that can be demonstrated to see if this is a way to replace the old roof top lighting that has been turned off. The old system is unattractive and difficult to maintain.

8. 6th deck lighting in the parking lot

Read will replace the existing lights with LED lights

9. Security systems. Not discussed

10. Three years of reserve study

The committee will determine an approach to submitting a three year rolling plan each year for the annual meeting. This will be a plan used for funding as it has been used in the past. The projects may change as conditions warrant.

11. Elevators

Stuart continues to monitor elevator performance. The new alarm has been installed to reduce down time caused by people holding the doors open for an excessive amount of time.

Russ Johnson, B&G Chair

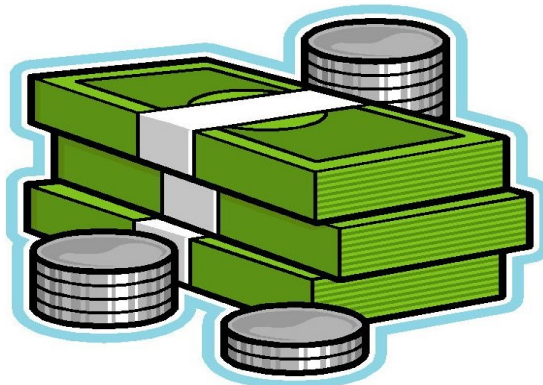
FINANCIALS – AUG, 2016

AUG, 2017	MTD ACT	MTD BUD	YTD ACT	YTD BUD	LYTD
Revenue	84,118.38	87,047.17	676,870.29	696,378.32	671,796.37
Salary Expense	22,094.84	26,450.00	177,794.88	211,600.00	209,693.79
Operations Expense	972.34	1,420.00	16,286.45	12,335.00	12,376.60
Meetings/Thunder	17.49	200.00	5,620.07	6,430.00	5,265.69
Housekeeping EXP	242.82	325.00	4,326.57	5,440.00	4,786.33
Maintenance Expense	2,170.14	3,690.00	34,866.05	25,570.00	30,205.54
Service Expense	2,972.01	3,450.00	39,798.92	33,095.00	32,714.30
Professional Expense	454.25	3,280.00	5,683.39	8,990.00	5,353.94
Utility Expense	21,101.05	23,216.00	184,135.81	208,151.00	191,813.28
Taxes & Insurance	4,785.90	5,900.00	52,475.98	50,670.00	56,005.34
Total Operating EXP	54,810.84	67,931.00	520,450.38	565,281.00	550,628.01
Net Operating Income	29,307.54	19,116.17	155,882.17	131,097.32	121,168.36

We had a very good month for AUG and YTD figures stand as follows:

Operating expenses are below budget by \$44,830.62 YTD and below LYTD by \$30,177.63.

Net Operating Income is above budget by \$24,784.85 YTD and above LYTD by \$34,713.81.



The NEW Official Facebook Page for The Harbours

facebook®



Harbours Condominiums
(The Official Facebook Page)

Our Facebook page is a great source of information and positive things happening at The Harbours! Visit our page often.

Friend the Harbours Facebook for real time updates.

Go to: *www.facebook.com/harbours.condominiums*

Due to technical issues with the other Harbours Facebook page, we have decided to create this new page. We want to make sure we can get information/ updates/ event notices out to our residents. Thank you for your understanding. As always, if you have any questions, please feel free to contact the office.