

TRITON TOWER CONDOMINIUM
Monthly Manager Report
(June 2014)

June 30, 2014

To: Triton Tower Board of Directors
From: Jorge L. Santos, Property Manager
Subject: Maintenance and Contract Report

DESCRIPTION

May 1st- May 31st Report:

- Financial
- Seville/Triton Project
- Wall and Parapet at 27th and 29th Street
- Garbage Gate System and Handrails
- Roof
- Mechanical

FINANCIAL (As of June 30, 2014)

Operating Account: \$ 254,885.01

Parking Account: \$ 166,276.89

Assessment Account \$ 36,239.81

Collections Report was reviewed and update provided.
A summary of June Financial Report is available at the office.
We are working on the new Budget for the year September 1,2014 Through August 31,2015.

SEVILLE/TRITON PROJECT

" Great News " Seville has provided us with the new set of plans for the Visitors' parking spaces. Existing parking spaces measurements will remain the same; including handicap spaces. They have also confirmed the use of new concrete curb to replace the existing one.

We have now a layer of 6" of concrete underneath the pavers as well as new concrete curb to replace the existing one.

Starting day for this project is scheduled for Tuesday, July 22, 2014.

We thank Dennis Beaudrie for his efforts, cooperation and professionalism.

WALL AND PARAPET at 27th and 29th Street

We have selected Taurinski structural engineer to evaluate the condition of the structure at the two walls aforesaid above. the report will be ready by the end of July. We will keep you informed as we progress in this project.

GARBAGE GATE SYSTEM AND HANDRAILS

Easy Smart Iron Co. is fabricating the two items listed above; the installation of the garbage gate system and handrails are scheduled for the first week of August.

ROOF

The 22 galvanized steel rope anchors have been installed and a 1000 S.F. of the roof area has been anchored and secured to the structure.

This project now is completed.

MECHANICAL

Marlins Industrial has installed the wind Baffles on both cooling towers as part of the remediation to improve the cooling system of our building.

This protector will avoid the water from being taken away by the wind.



Jorge L. Santos
Property Manager