

TRITON TOWER CONDOMINIUM

JULY

Monthly Manager Report

July 31, 2014

To: Board of Directors of Triton Tower Condominium

From: Jorge L. Santos, Property Manager

Subject: Monthly Report

DESCRIPTION

July 1st- July 31st Manager Report:

- Financial
- Seville/Triton Project
- Wall and Parapet at 27th and 29th Street
- Garbage Gate System and Handrails
- Lift Station/Grease Trap
- Hurricane Season
- Pest Control

FINANCIAL (As of July 31, 2014)

Operating Account: \$ 238,263.44

Parking Account: \$ 166,276.89

Assessment Account \$ 36,259.81

Collections Report was reviewed and updates provided.

A summary of July Financial Report is available at the office. The new proposed Budget for the year September 1, 2014 Through August 31, 2015 has been approved by the B.O.D in a duly called meeting held on July 17, 2014.

The Board of administration of the association will consider the adoption of the Budget for the coming fiscal year on the Budget Meeting to be held on Tuesday, August 27th, 2014.

SEVILLE/TRITON PROJECT

Phase 1 started on July 22, 2014 as it was scheduled; This Phase is almost completed. Second Phase will start on August 01, 2014.

Traffic has been diverted through use of cones and a flagman on regular entrance (Similar to current onsite conditions). Traffic Signage (flashing Arrow) and Barricade w/flash light will be placed as soon as permitted (in coordination with D.O.T and Public work).

We (Seville/triton) are working with great communication and harmony.

WALL AND PARAPET at 27th and 29th Street

We have received the concrete restoration project Manual from Taurinski Structural Engineer.

Lynn Mathon in representation of Taurinski Structural Engineer has coordinated a mandatory contractor Meeting to be held on August 07, 2014 at our property.

Lynn Mathon will take all contractors for a fieldtrip and will provide to each of them the specifications and bid package.

Structural Preservation System provided a proposal for the Scaffolding (sidewalk Canopy). We will keep you informed as we progress in these two projects.

GARBAGE GATE SYSTEM AND HANDRAILS

Easy Smart Iron Co. will install the new garbage gate system on August 20, 2014.

Weather condition has caused some delayed in the painting of the Gate (powder coated)

LIFT STATION/GREASE TRAP

As part of a new maintenance program due to build up and clogging in the plumbing pipes system.

Guanabo Inc. has cleaned the Lift Station Located on 27th Street (ramp).

HURRICANE SEASON

Another item related to hurricane preparedness has been accomplished;
Two new drainages have been installed at the opened garage floor; this will avoid the accumulation of water on those areas as well as water intrusion.

PEST CONTROL

Inside and out Lawn pest management (Actual provider for lawn pest and exterior fumigation has been hired to provide pest control services inside the unit.

Starting next September; Service schedules will be posted soon.

Jorge L. Santos

Property Manager