

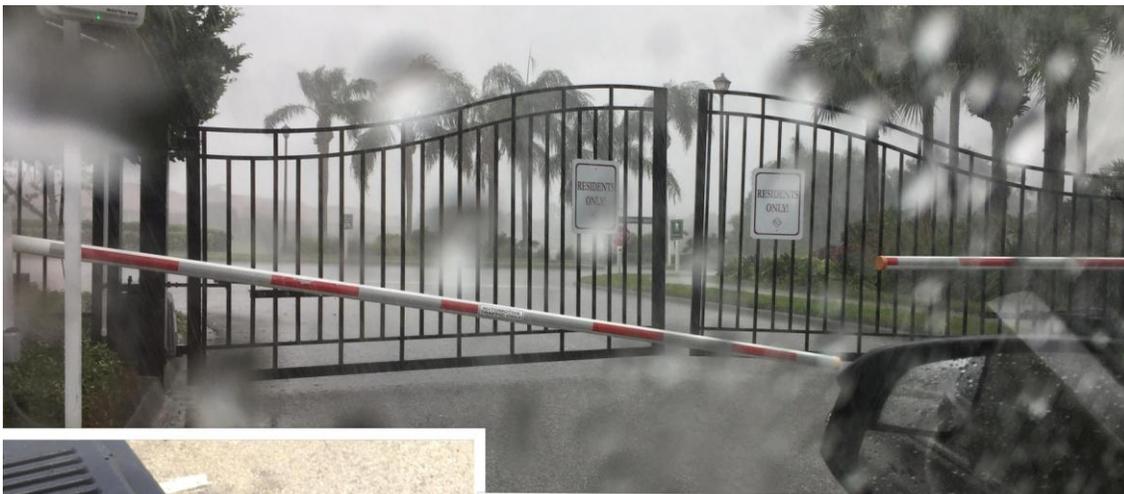
LakeRidge Falls

4200 LakeRidge Blvd.
Sarasota, FL 34243

06-01-2018

Here are the more important stories we had this past and upcoming weeks:

Back Gate – Late afternoon Friday of last week, we noticed that one of the arm gates at the back entrance of the community was not closing properly, as can be seen in the picture below. To be on the safe side, we removed the arm and immediately placed a service call with Sunstate Gate, LakeRidge Falls' gate maintenance company. Sunstate informed us that due to the heavy rains they were unable to send a tech. After all, exposing the covered arm gate's electrical components to the rain, they explained, would mean more potential damage. Therefore, Sunstate was here on Tuesday to inspect the matter. After a careful inspection, they realized the gear box, the element that drives the arm up and down, was worn out. Because they didn't have the part on their truck, they had to adjust the existing gear box. They also reinstalled the arm gate back on. Yesterday, Sunstate came again but this time making sure to replace the defective gear box with a new one. After they were done, they tested the gates and ensured us all is working properly.



Clubhouse – If you by any chance were around the Clubhouse yesterday morning and heard the loud alarm and saw the flashing lights coming from the building, please don't be alarmed. It was all part of an annual safety test. Piper Fire Protection, LakeRidge Falls' fire system service company, was onsite performing the annual fire and alarm systems

checkout and the required 5 year internal system check. It was said by the three inspectors who were onsite that the systems are in good working condition.

Ironically enough, they discovered the same minor maintenance issue previous techs discovered in 2016. More specifically, Piper techs found a handful of sprinkler heads that have some paint overspray, which may prevent them from working properly. We say ironically because following their 2016 report the Association hired Piper to replace some sprinkler heads that were identified having overspray. Knowing we didn't paint the Clubhouse in the past two years, how can more, or maybe even the same, heads showed up in a report two years later? Why weren't they mentioned in last year's report?

Well, we addressed these questions to Piper's management team and are waiting answers. We will ensure these heads will be replaced ASAP and will also make sure to hold Piper accountable if needed.

Fitness Center – A few weeks back, one of the ellipticals in the Fitness Center broke. Of course, we placed a service call with Fitness Logic, LakeRidge Falls' fitness equipment maintenance company. The tech who inspected the elliptical determined that the upper board needed to be replaced as it had reached its useful lifespan. In simple terms, the upper board is the motherboard for the entire machine. The bad news was that because the elliptical is over ten years old, the part was no longer under warranty. Unfortunately, this meant an expensive repair. And indeed, a week later Fitness Logic presented the Association with a \$925 proposal to replace the upper board.

During its last meeting, the Buildings Committee reviewed the proposal. After much deliberation on the issue, the Committee recommended to the Board of Directors to not to perform the repair and actually remove the elliptical all together. In reaching this conclusion, the Committee explained that the cost of repairing an over 10 years old piece of equipment is not warranted considering the cost of a new one (i.e. \$2,500-\$3,000). Because the renovation project is just around corner (i.e. a few months away), they suggested to wait until the move to the new fitness center is done. After all, it is better to wait to see the suggested comprehensive plan for the new fitness center than to piecemeal it. In the meantime, they proposed, to remove the broken elliptical. The Board of Directors will review this matter during its next week meeting.

Have a great and safe weekend,

Sincerely,

Oded Neeman - CAM
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