

Property Manager Report

4/7/25

Spring is finally upon us. There is a lot to do before the busy season and things are well underway to prep for that.

Update on boiler issues -

I have reached out to Gaftek who does the required yearly inspections for the underground oil tank, as required by the state of Maine. Gaftek offers an oil tank cleaning service where all the oil is filtered out through their machines where it's filtered and then returned to the tank. This filtering process uses many layers of filters which takes any contamination out down to one micron. They also use a device that pulls out any water that might be in the oil as well during this process. This process could help us during the heating season with less down time with the boilers and also lessen the after hours work we are billed for when breakdowns occur. I am working with the board on this project.

Elevator -

We had our yearly elevator fire recall test last month with Otis and Everon Security. The elevator and alarms all operated as they should and passed the inspection. I discovered the elevator phone is not working at all. I called in Otis to evaluate what the problem is and it is the landline not functioning. Given the costs the association pays for these landlines and always seeming to have issues with them, we have decided to change the elevator phone to a digital version. Same concept as a cell phone. This will eliminate the high monthly charges for just a couple landlines used by the elevator and make for a safer system. The switch should be done by the end of April at the latest. When complete, the phone will dial Otis line if needed.

Pool -

The pool is scheduled to be opened the second week of May, though it will not be ready for use at that time.

The outside spigots and irrigation will be turned on around that time as well.

Generator -

Dirfy Generator recently serviced the generator which runs the boilers and air compressor when power is lost. This is done twice a year and everything was in good working order.

Grounds care -

Patten will be doing the spring clean up soon. As of writing this he hasn't started but he is the area and it should be any day now.

Projects -

I have been working on obtaining quotes for parking lot/driveway sealing and striping. So far, only one contractor has shown up and/or priced it. It is a contractor I have worked with before and does a nice neat job. At this time, this job has not been awarded.

CSC has delivered the new washers/dryers. As many of you know, the use of the prepaid cards no longer exists. The machines are used through their app, and there is signage posted in the laundry room with instructions on how to use them. We have asked them about a direct credit/debit card reader in conjunction with the app, more to come.

I have been doing a lot of painting in the main lobby, mostly trim and raised paneling. I will continue to work on this as time allows.

211 window has been replaced. Boudreau and Son did a great job with this project.

C4 foundation repair has been hampered due to a contractor essentially backing out. I have been in contact with a new mason who came to look at the job last week and upon obtaining a reasonable quote, we can get this done before summer. More to come.

The carpets are scheduled to be cleaned the week before memorial day as in previous years. If you normally have your's done, I encourage you to reach out to Kevin DeMarco and make arrangements with him directly.

Unit 410 has requested work be done in the unit, closet shelving. The work is approved to move forward.