

# MANAGERS REPORT 2024

APRIL 12<sup>TH</sup>, 3:00PM

- The Board asked me to put a list together of what we've accomplished in the last year. Last Annual meeting with only few months on the job, I did not have much to update on. This meeting I do. When I came to interview for this position, I saw how beautiful The Remington was and its location, and I was blown away. What I didn't know, was how much work was involved to get this building and property back in order. Previous management had signed a contract for the garage, to get it back up and running, no matter the cost. That contract price was ridiculous. The price to hire the subcontractors and oversee their work, was \$222,753.00. I broke that contract and decided to contract all the work myself and to oversee it all, which I did. Normally I don't toot my horn, but that day I took on the work, I saved The Remington \$222,753.00. Here is list of what I have accomplished in the last year or so:
- Boardwalk-There was a 12' drop when I started here. I built temporary ramp and stairs. I received all permits to rebuild to the exact same as before, but we have asked for a revision, to reduce the boardwalk with a more sleek look. We will start the build in November due to turtle season.
- Blow out walls in garage due to water pressure from lan-I found a contractor to rebuild all those along with the engineering to approve the rebuild.
- All new electric in the garage, outlets, main panels etc.
- I found the contractor to make a new custom-made gate for the boardwalk near loading dock.
- New metal walls and glass for the private elevator lobbies. This is a 30 year project. (a project that should only take place every 30 years)
- Full remodel of the private elevator lobbies, drywall, electric, tile, paint.
- Our beautiful big fountain out front, all the equipment was under water from the storm, I had to remove and install all new equipment, some equipment was custom made which took some time.
- Post tension broken cables-In the last 28 years, from what I have gathered, the Remington has had 1 broken post tension break. In the last year, I found and fixed 9. For those of you that I had to come into your unit and chip up your brand new tile floors, or take apart your balcony shutter frames to get to the cables, thanks for your patience. It was a huge job.
- Managers suite-Almost a complete renovation. Both bathrooms, all new flooring, all new furniture and furnishings. Doug and Gabe were amazing to work with and owe the results to them. Everyone that has stayed in it says they love it.
- All new pool equipment due to being under water.
- All new controls and equipment for the main garage gate.
- A 30-yard dumpster full of timbers and debris in the preserve area. I brought in my chainsaws to cut it all up and Jon and I removed it.

- Garage project-Was supposed to take 3 months....took 6 months. Melissa did a great job on playing musical cars to try and get everyone a parking spot. I added a \$500/day clause if not completed by a certain time, which saved the Remington over \$31,000.
- When I came to the Remington, there was no pool to use, it was a mess. One year ago almost to the day, we had a heated pool. This was a huge job of which I spent many weekends working alongside the contractor to get it done.
- Elevator pits-When I started, they were still horrible, even the North Service pit had 3 feet of water in it the second week after I started, I pumped it out and cleaned it. I had all new sensors and electric installed in each pit.
- Dryer main stacks-These have never been cleaned. I found 9 feet of compressed lint in one stack. I cut open a wall to get to the 04 stack blockage, which had 10 feet of compressed lint on top of it. The 02 and 03 stack were also completely clogged. This was a very dirty job, but we got it all cleaned and now your dryers vent as they should.
- All of the fobs in the garage were under water during Ian, plus they were 30 years old and it was time to upgrade, and so a whole new system was installed for the new fobs.
- The Remington has always had only 16 security cameras for the whole property. Very soon the contractor will finish, and then we will have 32 security cameras upgraded to high definition. This new upgrade already started to pay for itself, as a large delivery truck backed into the wall by the reflection pond allowing me to see who it was, and they had to pay for it.

- **Upcoming projects:**

- I thought last summer was busy.
- We have 11 units that have some type of remodel this summer. Some are just floors, maybe the kitchen and baths, there are some that are complete remodels. The remodels alone will make this summer extremely busy.
- After months of meetings and emails, our 6 elevators will start their modernization on July 1<sup>st</sup>. 03 & 04 will be first. 2 crews on 2 cabs at a time. We can possibly expect 2 months for 2 elevators. My goal is November and December for the Service Elevators so that contractors can use them until our cut off of November 1<sup>st</sup> for remodels. Upgrades are to include new cabs for all 4 private elevators and new flooring for the two service elevators.
- Fire Alarm Panel-We are hoping for a May 1<sup>st</sup> or sooner start date. The Fire Department and permitting takes the most time to get. We will have to go into each unit to replace the speakers and one smoke detector which is right outside the unit private elevator. A Remington representative will be with any contractor as they enter a unit.
- BDA-This ties into fire alarm panel. It allows full communication for the fire department when they are on our property. This was not a choice but rather a requirement since we are replacing our main fire alarm panel.
- We have over 200 sprinkler heads in units that have to be replaced due to being deficient. The work, I hope, will start June 1<sup>st</sup>.
- We need a new backflow valve and fire pump rebuild. This ties directly into our life safety equipment.
- Hotwire is set to install fiber to every unit this summer. A start date is soon to be announced.

- We are getting quotes from multiple plumbing companies to clean all the cast iron stacks, and depending on the condition, give us quotes also to reline the vertical pipes. The Board has decided to clean the 03-kitchen stack first as this has given the most problem and should be addressed sooner than later. Cleaning of the drain stacks should be done every 10-12 years. Unfortunately our drains have never been cleaned....yet.
- Next year is our new roof install. I'm not sure of the timing yet, but the bid package will go out soon. We are shooting for a May 1<sup>st</sup>, 2025 start date.

I'd like to thank some of the owners that have specifically helped me during the last year. Doug and Gabe for all the countless volunteer hours they have spent making the Remington look beautiful. Also like to thank Jim Shanks, again, for the hours and hours he has spent with me on these large projects. Many weekends we spent working together, late nights chasing leaks in the rain, fixing the cooling towers, or helping to cut another owners drywall open to find a pipe that burst. Thank you also to my Board for always backing me up, it means a lot. And last but not least, I thank my co-workers. I'm not a betting man, but if a poll was taken here in Bay Colony, I'd have no problem betting your staff is the best out there. Our staff reflects the owners here, we are like a family, and I know I can speak for them when I say thank you for the opportunity to be here with you.

Justin Thornton  
The Remington's General Manager