

Manhattan Townhomes Post annual meeting agenda

November 9, 2024

Items to discuss

Storm Damage repairs status

- Roofing Damage - *Completed*
- Fence repair - *Completed*
- Vinyl repair - *Completed*
- tree issue up by mailboxes - *Needs to be removed*
- and other discovered items - *noting noted*

Project Delays due to increased cost of needed items

Landscaping - Delayed projects

- Landscaping mulch - Need to get this done as it has been needing to be done for a year
- *Get quotes for this work from 2 companies. Combining with sod behind front building*
- Sod behind front building - *Get quotes for this work from 2 companies. Combining with mulching and adding of edging*
- Aggressive tree trimming. Continue removal of identified trees from last year - *Need to identify trees to be removed*

Undeveloped lots - Status of sale, any request to Ameritech and so forth. - No update. *No activity from owner. Lots are still listed*

End of Life items

Lift station

- Status after storm - *Needs to have 1 motor replaced. Have 1 quote getting a 2nd*
- when will this need to be replaced - *Still in good shape but the one bad moter*

Pool pump

- I know we just completed a repair. Will this continue to survive for at least another 3 to 5 years - *Still good. Have good reserves for repair . Closed due to poor maintenance. Looking for new pool maintenance company*

Parking lot

- I don't want to replace this yet but we may need to consider a repair and resurfacing. I believe it has been at least 10 years since we did that.

-Many of the parking bumpers to need to be replaced and one more set of speed bump should be added - *Quote for resurfacing, parking bumper replacement and additional speed bumps or other speed limiting devices.*

Trash

-residents and non residents continue to dump and cause additional costs.

- Fencing won't fix this issue as people will just dump outside.. As much as I am loath to we should consider some form of access restriction. - *Agreed we need to do something Pending quotes on various gate systems*

Continued lack of resident participation even to the point of not reporting any issues that are seen. - *Had ZERO participation. No one showed up*