

Clark Terrace HOA President's Report

2013 - 2014

May 2013

- Approved replacement of beam above the pedestrian gate entrance from Clark Ave.
- Approved replacement of 6 feet of 4" vertical pipe and horizontal wye tee fitting near spaces 139/140.
- Approved replacement of 10 feet of 2" horizontal pipe and wye tee near space 143.
- Approved replacement of 10 feet of 4" horizontal pipe and wye tee near space 122.
- Approved replacement/repot of 17 wine barrel planters with faux burl wood pots.

June 2013

- Approved replacement of flashing adjacent to unit 129 along walkway from pool area.
- Approved waterproofing of 2 drains between unit 129 and 130 along walkway from pool area.
- Approved Annual white fly treatment
- Approved purchase of 3 additional faux burl wood pots, plants, and potting soil for the 1635 building
- Approved removal of pine tree next to 1645 building by south stairwell that damaged the roof during last storm.

July 2013

- Approved bid to replace linoleum floors in all three elevators (install delayed due to material selection).
- Approved resurfacing/waterproofing balcony deck of unit 212.
- Approved snaking of 2 common area drains that are slow draining.

August 2013

- Approved repairs to the fire alarm system in all three buildings as a result of failures noted during the annual fire alarm inspection.
- Approved repairs to roof of 1645 building damaged by pine tree during a storm
- Approved grinding of side walk outside north pedestrian door leading from the 1645 building to pool area.

September 2013

- Approved replacement of south staircase in 1645 building.
- Approved repairs (1st – 3rd floor) of north staircase in the 1655 building.
- Approved repairs to 2" cast iron drain line servicing units 226 and 326 master bathrooms
- Approved removal of beehive above balcony of unit 315.

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October 2013

- Approved replacement of 35 feet of cast iron horizontal drain pipes near spaces 143, 142, and 176.
- Approved replacement of kitchen drain servicing units 107 and 108.
- Approved replacement of area drain in the 1635 garage floor.
- Approved annual hydro-jetting of the horizontal drains in all three buildings.
- Approved replacement of phone entry system.
- Approved installation of three emergency phones in all three elevators connected to an emergency service available 24 X 7.

November 2013

- Approved replacement of 10 feet of corroded drain pipes over space 86 and replacement of leaking valve over space 65.
- Approved boiler repairs.
- Approved repainting of wrought iron fencing and garage entry gates.
- Approved re-key of all common area locks.
- Approved annual color (winter).
- Approved irrigation repairs around the walkway by the pool.
- Approved annual holiday 40 yard trash bin.

January 2014

- Approved replacement of three double balcony beams in the 1635 building.
- Approved replacement of siding along kitchen bay windows for units 110, 210, 310.
- Approved replacement of 4 handrails on the pedestrian bridge stairs.
- Approved tree trimming of tree group 3 (large group).
- Approved painting of all three lobbies.
- Approved cleaning of the spa tiles near coping stones.

February 2014

- Approved painting of all three lobby room doors.
- Approved repair to elevator equipment room lock in 1655 building.
- Approved annual fire system testing.

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March 2014

- Approved replacement of rusty 2' cast iron drain pipe and fitting above space 168 & 169.
- Approved replacement of solid state starter in lieu of mechanical starter along with new wiring and circuitry to interface starter with controller in the 1635 elevator.
- Approved replacement of annual color (spring)
- Approved partial replacement of upper trellis area furniture with new resin wicker furniture – 2 couches, two arm chairs, coffee table, protective covers, and one storage bin to store covers when furniture in use.

April 2014 (Special Assessment Meeting)

- Approved renovations of Pool House.
- Approved renovations of Tennis Club House.