



Monthly Management Report for Eldorado

May 13, 2020

Annual Meeting/Election:	Insurance Renewal:
May 2020	April 2021 – Daniels Insurance
Board Terms: One Year	Assessments
President: Nancy Sulzberg (Expires - 5/2/2022)	\$550 annually
Vice President: Melicent D'Amore (Expires - 5/2/2021)	
Treasurer: Salvatore Monaco (Expires - 5/3/2021)	
Secretary: Carol Sanguinetti (Expires - 5/3/2022)	
Director: David Sorkin (Expires - 5/1/2023)	
Open Term (Expires - 5/1/2023)	
Open Term (Expires 5/1/2023)	
Investment Renewals:	Bank Signature Card, Board Member:
ALLIANCE RES CD-501 – 2/27/21 CAB RES CD-901 – 3/7/21 NYCB RES CD-187 – 2/27/20 BBVA RES CD-894 – 3/12/20	Salvatore Monaco Nancy Sulzberg Melicent D'Amore
Current Association Projects:	Status:
HOAMCO Staff	General Manager - Julie Navarro Operations Manager - Mike Rogers Executive Assistant - Rachel Turnbough Pool Manager - Jessica Collins Office Assistant - Sarah Skagen Maintenance Leonard Prada Lawrence Sanchez Joe Everts Angelo (part time)

Maintenance Update	 Set mouse traps and catching Weekly harrowing of all arenas Monthly dog park maintenance Cleared debris from all courts Changed marquees Painted dog park and sporting court benches Mowing at stables Installed COVID-19 regulation signs Repair work at hike and bike trails Gating at dog park annex Installed mulch at new annex Completed remediation work in bathhouse Cleaned up damaged fence at compadres park Removed debris from tree trimming Dug French drain to leach field Back filled hole at backflow preventer Installed drinking fountain at pool Removed and dumped couch from 300 trail head
OFFICE STAFF REPORT	 GM has completed CAI Community Management Training Mike Rogers taking Facilities Management training through CAI Released liens Sent out stable billing Managed AR Accounts Responded to records request Ordered equipment and supplies for CC Attending committee meeting as liaisons Reviewed and updated collections report Set up payment plans for homeowners Account Reconciliations Worked on legal issues with attorney Working with Waste Management on Preferred Vendor Agreement Hired new Office Assistant (Sarah Skagen) Sent out RFP's for ECIA Logo Began repair on entrance monument Working on stable easement
Association Projects:	Status:

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Community Center Flooring Community Center Lighting	 CC Tile flooring has been completed CC lighting, new ceiling fans have arrived for Classroom, RR
Stable Water System	 building and conference room Stable water system is now complete, leaks have been repaired

•	Security Cameras	0		-	Complete. Currently working		
	Parking Lot Lighting	0	 with Richard's Electric for a quote on additional cameras. Parking lot lighting parts have been ordered through Dah This project should begin mid June. 				
, i	arking Lot Lighting						
Mechanical Room		0	 Room has new floor and walls have been painted, equipment has been installed. All electrical has been 				
		upgraded.					
Pool Shade Structures	0	 Pool shade structures have been delivered, we are waiting for a County permit to begin installation 					
Additional Playground		0	o Delivered 5.13.20				
	Equipment						
•	Dog Park Annex	0	Dog Park An	nex is built, wa	iting for mulch.		
		0	New truck h	as heen nurch:	ased old Ford truck was sold to		
•	New F-150 Truck		 New truck has been purchased, old Ford truck was sold t Tree Trimming Volunteers for \$1.00 				
	D			•	e contract. Work is scheduled to		
•	Resurface of basketball cou	rts	begin June 6				
	Parking Lot drainage						
	mprovement	0	AFJ has beer	n awarded the	contract. Project complete.		
		Hade	ata.				
Committee		Upaa	Update:				
Committee Meetings				All meetings are being held using Zoom.			
Committ	ee Meetings	All me	eetings are be	ing held using	g Zoom.		
	ee Meetings ours Emergency Calls		eetings are be	ing held using	g Zoom.		
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Respectfully Submitted by: **Julie Navarro** | General Manager