

# **GENERAL MANAGER'S REPORT**

**July 2015**

## **COMMUNITY TOPICS**

### **1. Finances –**

The year-to-date operating surplus as of the end of May was approximately \$62,000. Financial statements for the month of June will be published the week of July 13<sup>th</sup>. Management estimates a surplus in the month of June of approximately \$20,000-\$25,000. At the mid-point of the operating year, management estimates that the year-to-date operating surplus will be approximately \$82,000-\$87,000.

### **2. Property Transfers –**

Management estimates there will be approximately 40 property transfers in the community in the month of June, generating approximately \$150,000 in contributions.

### **3. 2016 Budget Process –**

In July, management will provide proposed operating budgets to the following committees:

Budget & Finance	7/8/15, 2:00 p.m., Sullivan Room
Security & Transportation	7/9/15, 9:30 a.m., CH I
Landscape	7/9/15, 9:30 a.m., CH II
Golf & Greens	7/10/15, 9:00 a.m., CH I
Health	7/15/15, 2:00 p.m., CH I
Leisure World News	7/16/15, 10:00 a.m., CH I
Restaurant	7/20/15, 10:00 a.m., CH I
Education & Recreation	7/21/15, 9:30 a.m., CH I
Physical Properties	7/21/15, 9:30 a.m., CH II

At the July meeting of the LWCC Board of Directors, which will be held on Tuesday, July 28<sup>th</sup>, the Chairman of the Budget & Finance Advisory Committee will provide a summary report of the 2016 operating budget to the Board of Directors.

**4. Fiber-Optic Project Update –**

Final testing was completed on July 1<sup>st</sup>. Management is working with Hartman Advisors reviewing options for stage 2, which includes the purchase or possible lease of required electronics, and implementation.

**5. Independence Day Celebrations –**

Management would like to extend thanks to all members of the LWCC and to all residents who marched in the Parade, as well as to those who attended. Feedback has been very positive, and we appreciate everyone's participation, which helped to make the event a success.

**6. Ballroom Renovation –**

A Special Meeting of the LWCC Board of Directors was held on 6/17/15, at which time the Board approved a contract for the Ballroom Renovation project. Work began the week of June 22<sup>nd</sup> and is estimated to be completed by mid-September.

**LEISURE WORLD OF MARYLAND CORPORATION**

**1. New Hires/Resignations –**

**NEW HIRES**

**JUNE**

Aaron Eng (Request to hire paperwork is in the process for approvals) Golf Course Technician. Tentative Start Date 6-26-15

John Rowe (Service Plumber) Tentative Start Date 6-29-15

**OPEN POSITIONS**

Assistant to Executive Secretary/Administration

Service Plumber – Plumbing Dept. – PPD - (In the process of being filled)

Golf Course Technician(s)

Golf Shop Personnel

HVAC Mechanic

Property Manager – Fairways South

**RESIGNATIONS**

David Eller – Golf Course Technician - Effective 6/8/15

Andrew Estrain – Golf Course Technician – Effective 6/8/15

Timothy Holt – Golf Course Technician – Effective 6/8/15

Octavia Kelley – Security Guard - Effective 6/15/15