

GRAYTHORE BY MARRANO CONDOMINIUM
BOARD OF MANAGERS OPERATIONS SCHEDULE FOR 2026

FISCAL YEAR:	January 1 – December 31	
BOARD MEETINGS:	Monthly; Annual Meeting September	
NUMBER OF UNITS BUILT:	117 OF 117	
MAJOR CONTRACTS:		
• Management Group:	Fairwood Mgmt.,	4/1/2025 – 3/31/2027
• Independent Accountant	Allied CPAs, PC	Q3 Annual Renewal
• Insurance Agent	Grimaldi & Assoc	Expires 9/30/2025
• Landscape Maintenance:	Northridge	4/1/2025 – 11/30/2027
• Snow Removal:	Elbers	11/1/2023 – 3/31/2027

Monthly Reviews	- Financial Statements - Administrative and Legal Actions - Maintenance Activities - Website Updating (Meeting Minutes, Directory, etc.)
Q1 Activities	- Management Group Annual Review - Post 2026 Budget - Water System Inspection - Annual Fire Hydrant & Backflow Inspections - Meet with Landscape Company to review contract before work begins - Snow Removal Ends March 31 st
Q2 Activities	- Snow Removal Annual Review; RFP and Award (Q3) - Spring News Letter - A&L Committee Spring Walk-Around - Landscape Maintenance Begins April 1 st
Q3 Activities	- Independent Accountant Annual Review and Renewal - Post 2025 Independent Accountant Review - Insurance Agent Review and Renewal - Landscape Maintenance Annual Review - A&L Committee Fall Walk-Around between late Q3 and early Q4
Q4 Activities	- Landscape Annual Review - 2027 Budget Review and Approval - Winter News Letter - Landscape Maintenance ends between October 31 st and November 30 th - Snow Removal begins November 1 st - Set 2027 Operations Schedule to include a Maintenance Assessment

