

https://www2.ultirecruit.com/MID1000/jobboard/JobDetails.aspx?_ID=*F0AF31A540524D3B

LOCATION: Lakeland, Florida

PROPERTY: The Paddock Club Lakeland Apartment Homes

POSITION: Lead Service Technician

Terrific Opportunity: Work with a Family Friendly, Fast Growing Company with Great pay and benefits....

- Top Base Pay
- Medical/Dental Insurance
- Discounted Rent
- 401(k) Retirement
- Employee Stock Purchase Plan
- Flexible Spending accounts : Dependent Care, Medical

Check our website to learn more about working with Mid America Apartment Communities....www.maac.net

Job Summary:

The Lead Service Technician works under the general supervision of the Community Leader with oversight from the Regional Service Director to insure that all apartment units and other property facilities are in good working order and maintained to acceptable standards for MAC and for residents. This position delegates tasks and assignments to maintenance and other staff or performs tasks as needed, including service requests, preparing a unit for rent availability (market ready), painting of units, and landscape duties. Keep a maintenance schedule. Orders parts and supplies according to budget. Keeps in close communication with the Community Leader to discuss individual issues and to insure that goals are being met. Assists in hiring, training, and developing staff under his/her guidance.

Duties and Responsibilities:

- Receives orders for service, performs service in apartments as requested by residents or as required to keep equipment operating efficiently, prioritizes work orders, and handles in the most efficient manner.
- Oversees each work order to insure that it is properly and quickly completed, OR personally repairs or replaces the equipment.
- Assists other maintenance personnel with complex orders or when more than one associate is needed to complete the job.
- Contacts vendors for work not performed by staff and oversees and approves their work.
- Keeps and preventive maintenance schedule and assigns tasks to get it completed; keeps Asst. Techs on schedule to make market ready turns of vacant units as fast as possible.
- Keeps the maintenance shop organized and in good working order.
- May order parts and supplies based upon the maintenance budget.

- Discusses various issues with the Community leader for resolution or to inform and keeps the Community leader aware of the overall maintenance condition of the property.
- May oversee the landscape and housekeeping function of the property.
- Assists in hiring, training, and developing the staff under his/her guidance.
- Hears resident complaints and resolves in the best manner possible.
- Performs other miscellaneous duties as assigned

Supervisory Duties:

Guidance and direction of maintenance and painting staff. May guide and direct Landscape, housekeeping, and make ready, and renovation staff.

Required Qualifications:

- High school diploma or equivalent and two years of experience in performing mechanical repairs and maintenance of home related mechanical equipment. This should include a background in the repair and maintenance of heating and air conditioning units.
- Must possess an HVAC certification, and other certifications as needed at the assigned property
- Also, must possess valid driver's license.

Skills, Knowledge, and Abilities:

- Thorough knowledge of heating and air conditioning unit repair and maintenance.
- Basic knowledge of the repair and maintenance of other household appliances, plumbing, and lighting fixtures.
- Ability to communicate with residents, vendors, and co-workers in a friendly manner and businesslike manner.
- Ability to work in disagreeable conditions, both outside and inside, for extended periods of time and to lift weights of over 50 pounds regularly.
- Skill in using common and specialized tools efficiently to make repairs and perform maintenance duties.
- Ability to guide and direct the work of others.
- Good organizational skills.

Physical and Environmental Requirements:

This position typically requires work that involves non aerobic physical activity such as bending, stooping, repetitive hand use, regular use of hand tools, and regular lifting of weights, often over 50 pounds. It also requires climbing of stairs and ladders to access apartment units and items for repair and replacement.

The position requires work in dirty, dusty, and other disagreeable elements in the course of work; exposure to chemicals though normally not excessively hazardous; and regular work outside.

Visit www.maac.com to apply online.

EOE M/F/V/D

Drug Free Workplace