

Maintenance Report

The first quarter at Oceanview has been a busy time for the maintenance department in our building. The transition from our previous director retiring (Tom Pawson) has been relatively smooth. We still communicate regularly to ensure continuity of projects ongoing.

We are working diligently to see that future issues and concerns are being addressed in the maintenance of building and grounds.

We have completed the painting of the cabana bathrooms. The lighting over the tables has been transitioned to LED and we stained and waterproofed the exposed wood areas of the cabana to ensure longevity of the structure.

We completed the roof coating without use of outside vendors and at a significant savings to our overhead.

We also replaced a 2-inch copper water pipe from the first floor to the parking garage due to ensure better integrity in our pipe system. Several leaks in the walls and ceiling were repaired where the ½" copper pipe had breached causing leaking. We have also made significant repairs to the pipe system by upgrading portions of the system with 4 in and 6 in cast iron pipe and repair of leaking PVC due to the age of the building. There was also significant repair made to one of the 8th floor units ceiling because of a 3 ft crack in the cast iron pipe of the toilet line which led it to rain into another unit.

The timer on the roof lighting was broken, so we installed a photocell dusk to dawn sensor. We also replaced and rewired new LED lights on the roof to replace the existing non-functioning HID light. A new timer was also replaced on all outside lights when the old timer failed.

We have had an existing broken pole light on the tennis court for some time. We upgraded the lighting to LED and fabricated the broken pole to improve lighting and aesthetics.

The elevator lighting was also converted to LED.

A new exhaust fan for mold control in the summer has been installed with placement of a new box in the 9th floor stairwell to operate the fan.

We have installed a 60-foot of gutter in the parking garage to divert water away from the floor and storage areas in case of flooding.

We have installed new rodent deterrent chicken wire on both garage doors.

Testing of the lawn sprinkler system revealed 12 broken heads which were replaced, programmed, and redirected away from the building and balconies. The sprinkler system timing was changed from 1 hour to 30 minutes to reduce oversaturation of the ground. We also found a broken main feeder pipe of the sprinkler system and replaced it.

Terry Baggett Assistant Manager