

## June 2020 Maintenance Report

Changed the exit garage door operator.

Repaired 6 waste pipes blockages. Changed 3 waste pipes that were cracked. Repaired 5 water supply pipe lines.

Painted the stairwell -east floors 7-8-9

Painted the stairwell north floors 5-6-7

We had our insurance appraisal.

We had our insurance inspection.

We had our fire extinguisher inspection.

We had our sprinkler system inspection.

The generator project is complete. This included:

Upgrade to the ventilation shaft, upgrade to the exhaust system, upgrade to the electrical system and upgrade to the battery charging system. The project goal was \$50,000.00 but due to all the needed upgrades it came in at \$54,000.00.

The diesel tank is completely full and ready for the 2020 hurricane season.

We also had to upgrade the emergency generator transfer switch and electrical control boards and associated hardware and digital monitoring devices to monitor for new generator system-program new switch for emergency operations.

We upgraded the lawn sprinkler system. We changed 7 flow valves, and set the valves above the ground. We changed the control box for the

sprinklers and built and installed outdoor weatherproof covers to protect the new equipment.

We installed and painted a new door on the pump room.

We installed a new access door on the elevator equipment room and treated and painted it.

We painted railings on the roof.

We finished re-coating the roof and parapet walls.

We recoated the swimming pool.

We had the carpet changed out on the first floor.

We ordered new cushions for the outdoor furniture and set up for all PVC chaise lounges to have new slings installed.

We continue changing cast iron waste pipes in the parking garage.

We painted the fire sprinkler lines in the parking garage.

We ordered new handles for the outside fire hose connections.

We interviewed a new elevator company.

We installed a new air purifier treatment system in the meeting room and the rental unit a/c systems.

We have added the meeting room circuits to the generator systems.

There will be electric in the meeting room (no ac) when the power goes out.

## Additional Maintenance Report for June:

We have 3 video cameras ordered for the bicycle areas . They will be installed next week.

We have 3 new panic bar systems. One for the door going out to the pool on the first floor and 2 in the parking garage.

We have a paver company that we are negotiating with to repair and replace as needed, the pavers by the pool and pathways to the pool.

We are in the midst of changing the elevator company. The current company is too big to meet our needs. They sent their last repairman from Georgia and charged us for the travel time. We are looking to work with a smaller local company.

We have our last inspection scheduled, which is the fire alarm system.