

Maintenance Report

May 18, 2022

The maintenance team has worked on several of the owner's windowsills to repair and reinforce the Spalding. The old concrete was removed, and the rebar was treated and resiled. New concrete was poured, and new paint applied to each window unit.

New flooring was installed in one of the elevators.

We have painted 11 balconies so far, we are scraping, sealing, and then painting them improve the longevity. In the past the balconies had only been top coated and have deteriorated over time. We have fixed several Spalding issues on balconies, also.

Some of the ongoing issues with the column's have been repaired and resolved as well. All the column balconies are being busted out and the rebar wire brushed and treated with a rust inhibitor and filled back in and repainted.

Several condo units had slow drain issues and clogs which were resolved also.

There has been an increase in metal patio furniture noted on balconies. Please remember that according to the condo rules only the non-ferrous aluminum outdoor patio furniture is allowed on the balconies. **The metal furniture is not allowed by condo rules.** We are planning to canvas and start addressing any violations in the coming weeks. If you have concerns regarding whether your patio chairs meet the specifications, please call Terry at 386-225-5634.

The **fence between US1 and the South Beach** area has been repainted.

The **white wood fencing by the pool** has also been repainted.

The **condo irrigation/sprinkler system** has also been inspected and several issues were found. The replacements of non-functioning sprinkler heads, solenoids, diaphragms, and pressure relief valves had been upgraded or repaired as needed.

Other areas where improvements have been made this last couple month include:

- Repair and repainted of the signage of the 4x4 post signs by the building

- Parking signs in front of the parking lot
- The address numbers on the building and on the pool gate

Recycling is set to begin again next week.

Aluminum, glass, and cardboard will need to be kept separate. There will be marked containers located by the trash room in the parking garage for your convenience.

Submitted by

Terry Baggett, Property Manager