

Nov. 16, 2016

Maintenance Report

After inspection by the garage door company, the door once again malfunctioned, coming down onto the roof of a car causing damage. The company says it is an old operator and cannot be repaired. New one is on order, and it will include a red/green light system to let you know when it is safe to enter. The cost is \$1600.00

There was a broken cable in the exit garage door, which has been replaced.

We need to start replacing the grates under the garage doors. They can no longer be repaired.

Unit 121 Condo rental:

New kitchen appliances replaced all the old original ones.

Both bathrooms have been up-graded to include new vanities, A new tile tub surround and a new stall shower with new glass sliding doors and new wallboard under the tile.

The lobby paint job is completed.

New carpet has been installed on the first floor and in the elevators.

Spauling damage to window sills in 715 was repaired. There are others. Work is underway.

Spauling:

There is a big repair that needs to be done on east facing walls: this is a major issue.

Changed a/c unit pans in the exercise room, wood shop, and ready to replace 5th floor pan.

Repaired door locks in the parking garage. (panic bar systems) need to do more. Ongoing problem

Purchased roof coating and patching materials for the roof. The project has been slowed because of the roof damage from the hurricane. A/C repairs must be done first also.

The generator was over-worked during the storm and we need to purchase a portable unit for extra help. It is needed to run fans to cool off the large generator. I suggest we purchase 1 portable when they go on sale.

The pool fence is repaired.

The parapet wall on the roof has been repaired. New capping has been primed, painted, and installed on the parapet wall.

changed 5 electrical boxes on balconies.

Working on repairing all the lights damaged from the storm.

In response to last meeting: the measurements of the garage rooms:

Riad's rental=17'6"X13'6".....240 sq. ft.

Exercise room closet=18'X11'6"...208 sq. ft.

Maintenance office= 18'X11'6"...208 sq. ft.

Have spoken to someone about supplying rails to the front entrance of the building, but I have been reluctant to order because I want to try to add the grates for the garage floor to the order to get a better deal.

Working on washer/dryer contract

Working on Direct tv and internet negotiations.

Ongoing Nuisance Problem:

Dog excrement on floors in lobby, garage, elevator 4th floor hallways.

We notify people when it is found on camera in lobby

Damage from the Hurricane:

3 areas on the roof suffered damage to the top coat foam protection.

2 areas suffered roof penetration

140 feet of cap flashing on top of the parapet wall were destroyed.

9 exhaust fans were destroyed

1 common area air conditioner was destroyed

6 common area air conditioners suffered damage: dryers blown off and refrigerant lost

Units 111,818,215,415,911,912,916,421,313,216 had water damage

Unit 811,715 had window damage

421, 911 had air conditioner damage

Water damage on the 4th floor and 5th floor north hallways

The swimming pool fence was blown down, there were broken posts, broken gate in the north in the north area of the building.

There was shrub damage on the north and east side of the building.

There was fence damage to the tennis court and gate and the chain link fence on the south side of the building

11 property post lights were destroyed

wiring for all outside lights were affected

Roof lights were destroyed and the Oceanview sign lights were destroyed.

Door weather shields were destroyed