

Maintenance Report

September 14, 2021

The Maintenance Department has made repairs to the 6-inch cracked cast iron pipes from the main drain on the Roof on the 9th floor and the parking garage. Repairs were also made to the 2 inch and 4-inch cracked cast iron pipes throughout the building.

The bathrooms in the parking garage were upgraded with all new vanities, sinks, and toilets.

New **Exit** signs were installed at all building entrances.

We have been monitoring the compliance with rinsing off prior to going in the pool after the beach, and we have seen improvement in the sand and debris issues that had caused filtration issues in the pool in the past. We also installed a new hose and spray nozzle in the **rinse off area** too which has helped to mitigate the sand residue as well.

The roof is currently in excellent shape with no issues to report.

The lawn is looking great. We are pleased with the efforts of the landscaping committee and our volunteers who are keeping up the shrubs and plants.

No issues to report with the sprinkler system which is operating appropriately.

All areas of Spalding issues are repaired and stable at this time. We are aggressively continuing to monitor these areas and will address them immediately when any issue arises.

The driveway ramp has been repaired and resurfaced and new directional arrows have been painted on the driveway.

The tennis court cable and net has been replaced.

Two of the foundational pillars on the front of the building which was holding up two balconies have been completely rebuilt due to age-deterioration.

New wood floors have been installed in the 1st and 2nd elevators

A new gate was built and installed after an incident with a child jumping over the fence and breaking the original gate.

We continue to work hard to make sure our building and grounds are up to code compliance and enjoyable for our residents.

Terry Baggett

Maintenance Manager

