

MAINTENANCE REPORT FOR MEETING November 13, 2024

Set up milestone reserve study and structural integrity survey with engineer

Landscaping:

Cut down leaning palm tree

Painting

Repainted floor in gym

Repainted basement floor

On-going:

Fixed spalling on windowsills and columns in preparation of painting the building

Replaced cast iron pipes

Painted balconies

Resurfaced the roof

Other:

Prep for hurricane

Made sure all drains are clear

Secured pool furniture

Secured ac units on the roof

Placed sandbags in key locations

Made sure sump pumps were in order

Made sure all furniture and debris were off balconies

Made sure nothing loose outside

Did asset protection

Clean up after hurricane

1. Repaired tennis court fence
2. Re-shingled the cabana bathroom roof

3. Installed new facial board on cabana roof along with new roof edge
4. Drained and cleaned pool filter box because of sand inundation
5. Cleaned sand from the pool
6. Cleaned and removed sand off tennis court
7. Fixed and repaired 18 pole lights and replace globes
8. Fixed and repaired parapit flashing that was ripped off by the hurricane
9. Fixed and repainted, balcony roofs, floors, and columns due to wind damage
10. Called Servpro – Steve Murphy managed this service after hours.
11. After poor cleanup, hired Coit to finish the job