

MAINTENANCE REPORT FOR MEETING January 15, 2025

Landscaping

Put up and took down Christmas lights and decorations outside

Painting

Painted 12 balconies which included fixing spalling

Painted floor in women's restroom in the basement

Repainted the base of the inside stairwells and clear coated them

Painted and clear coated the basement stairwells by the red doors

Painted all red doors from the basement going to the first floor

On-going:

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

Replaced cast iron pipes

Painted balconies

Fixed spall under the shovelboard court

Fix or repair

Fixed two treadmills that were not working

Replaced belt on one of the treadmills

Had to trouble shoot a leak in the 21's which included cutting twelve holes in a unit's wall and had to repair holes once leak was found and fixed

Had to replace outside sewer clean out, had to cut out a parking space to do so

Had to fill in and repair parking space that had to be cut out

Cleaned all the dust off the garage floor

Fixed all trip hazards on the base of the parking garage red doors, installed five new trip resistant drains

Females' cabana bathroom toilet guts had to be replaced

New light switch had to be installed on the fifth-floor trash room

Two new lights had to be retro fitted for LED on the fourth and fifth inside stairwell floor

Replaced the door closers and hardware on all the red doors in the basement

Had to fix a leak in the wall near 222 hallways

6ft sewer line failure and replacement

Commercial wheel broke off the dumpster, had to rebuild the chassis and retro fit new wheel

Had to replace and rewire globe light base by A1A

Other:

Saved \$30,350

Total if work wasn't done in house for just the above maintenance report items listed