

Manager's Report

Qtr 3 2025

GENERAL MAINTENANCE

- Electrical
 - o New Bayfront fishing light installed
 - o Camera NVR & Antennas wired & installed on G-building
 - Photocells placed on all external lights for G-building & H-building
 - Found out that G & H building share a home meter located in H-building by Pool equipment
 - o N- building hot wire previously improperly installed and exposed was properly insulated and added conduit
 - o Installed 4 post lights along bayfront
 - o Photocell replaced for the garage storage units
 - o C-4/C-2 stairwell entrance light not working- lights ordered and will install when they arrive
 - Same issue in H-building
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- Plumbing
 - o Building M main shutoff valve replaced
 - o M-building NE spigot replaced
 - o Building F water hose gasket replaced
 - o A-building water hose replaced
- Landscaping/ Irrigation
 - o SW D-building water line for irrigation fixed
 - o NE O-building irrigation water line fixed
 - o Bayfront irrigation water line fixed
 - o Best parking area trees trimmed & cleaned
 - o Dozens of sprinkler heads replaced and fixed
 - o Several palm trees have been relocated throughout the property
 - o Plants planted by J-building, G-building, K-building, O-building, and D-building
 - o Palm behind N-building trimmed
 - o Eliminated grass from sinkhole and filled with dirt.- St Augustine will be deployed here
- Pool
 - o Refill valve replaced- leak caused spike in water bill
 - o Filter Grid replaced
- Roofs
 - o E-6 Roof patch
 - o F-2 Roof patch
 - o D-4 Roof patch
 - o K-2/K-4 Stairwell entrance awning properly flashed and sealed
- Gates

- Pest Control
- Vent Cleaning
 - o E-5 & E-6
- Miscellaneous
 - o E-6 ceiling drywall patched & painted
 - o C-2 ceiling crawlspace patched
 - o F-2 ceiling drywall patched & painted master bedroom and kitchen
 - o Entrance water hose mount installed (where boaters flush motor)
 - o A-2 crawlspace patched and painted
 - o Dock between D & E properly anchored and secured to the seawall
 - o Foundation cracks sealed for buildings D, E, & F
 - o Dumpster gate fixed
 - o New computer purchased
 - o External hard drive purchased for migrating and storing

SPECIAL MAINTENANCE

- o Cameras
 - Cameras have been installed throughout the property. We are currently troubleshooting some issues and will make adjustments once issues are resolved.
- o Seawall Drain Pipes
 - North end by electrical panels- contractor secured
 - By D-building- We need to identify where exactly this is at and dig it out to diagnose and plan of action
- o Perimeter Wall- Entrance
 - Structurally finished by Beto. Stucco needed.
- o Perimeter Wall- O-building
 - Completed by a general contractor named Carlos. Great finish, 3 ft footing, stucco inside & out (tried to get away with no stucco on the outside)
- o Gate
 - APE Kit for gate replaced