

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

#### SPECIAL MAINTENANCE

- Cameras
  - Cameras have been installed throughout the property. We are currently troubleshooting some issues and will make adjustments once issues are resolved.
- 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
- Perimeter Wall- Entrance
  - Structurally finished by Beto. Stucco needed.
- 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)
- Gate
  - APE Kit for gate replaced