

Manager's Report

Qtr 2 2025

GENERAL MAINTENANCE

- Electrical
 - o Bayfront Lights looked at and fixed
 - o Fixed a wire that was broken by landscaper
- Plumbing
 - o Fixed some spigots throughout property
 - o Identified an issue with office bathroom drainage
- Landscaping
 - o Relocated some palm trees throughout the property
 - o Relocated some banana trees
 - o Sprinkler heads repaired and replaced throughout the property
 - o Drainage pipes cleared throughout the property.
 - o Filled holes throughout the property.
 - o Packed and leveled dirt and resodded by H-building northeast side where HVAC units sit
 - o Filled stairwells on bay front with dirt and new sod
 - D-C
 - B-C
 - D-F
 - o Killed weeds and resodded between building K & A
 - o Killed weeds
 - C building southwest side
 - Entrance by flagpoles
- Pool
 - o
- Roofs
 - o Patchwork for buildings A, C, D, E, G, and O are completed
 - Painting for some damaged units is ongoing
 - o Valley flashing on B-building roof has been changed out
- Gates
 - o Entrance gate sustained water damage. 2 quotes are in and are awaiting a third
 - Several different vendors have come out to inspect and diagnose the gate. The general consensus is that water damaged vital components of the operator and there is evidence of forceful entry
- Pest Control
 - o B-3 termite treatment
 - o Wasps nests neutralized P-3
- Vent Cleaning
 - o L1, L2, K7, K8, O4, P2, G4, H1, H3, H4, C1, C2, J3, O5

- Miscellaneous
 - Sheet rock has been replaced from roof damaged for E-6 & O-2
 - Siding on A- Building patched
 - Siding on C-Building patched
 - A-7 window leak patched- improper flashing installation
 - C-Building siding patched
 - B-3 exposed hole has been flashed and sealed
 - Cement cracks sealed throughout the property
 - Soffit vent behind O-Building replaced
 - Soffit vent behind K-Building replaced

SPECIAL MAINTENANCE

- Bayfront- Sink hole
 - This project has been completed
- Cameras
 - Cameras have been installed throughout the property. We are currently troubleshooting some issues and will make adjustments once issues are resolved.
- Perimeter Wall
 - Southside by O-building: A contract has been secured and we are waiting for to get a date scheduled
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