

Management Report 03.29.24

- **Diamond Landscape Management** – Movement from bi-weekly to weekly service beginning in April on Fridays, pending weather. Foliage construction project began on Saturday 03/23/24 on Tower 1 and will continue over the next several weeks. Tower 2 will also begin, pending location of valves for Zone 7 in order to complete remaining irrigation repairs for Tower 2. All other irrigation repairs have been completed. Herbicide treatment for all the lawn areas will be scheduled soon, if not done already. This treatment will kill off the weeds in the lawn areas, however, there are a number of lawn areas that are majority weeds and not grass. New sod will be laid down as soon as possible after the herbicide treatment, ideally a week after application.
- Ongoing **Oracle** elevator repairs- Association completed the annual elevator inspections with Oracle and AEIC on 03/28/24. This will allow Oracle to complete any noted repairs from the inspection reports and AEIC to re-inspect to get the new elevator certificates in place by August 1. Oracle has a 90-day grace period from the inspection date to complete repairs.
- **Tower 2 pool heater & Tower 1 hot tub heater** – Some issues were discovered recently with the heaters maintaining the desired temperatures and determined upon inspection by Florida Discount Pool Supply to be flow related. These were corrected.
- **Florida Power & Light/Mastec** – Installation has been completed for nine 21 foot black tapered LED lights along Front Beach Road per project that was initiated around April last year. Production is still in process for the additional 33 foot black tapered LED lights that will go in areas surrounding Tower 2 and in the back lot.

- **Valcourt surface coating project in Tower 2 garage P2 & P5** – Progress reports have been posted on the owner website www.grandpanamacoa.com periodically with the project anticipated to be completed in early April, pending weather. P5 has been completed. Two side projects in process are a repair to the stand alone garage northern wall with a crack discovered that is warrantied and a lintel repair to the opening of the Tower 2 compactor room damaged by a Coastal Waste truck upon a pickup. Valcourt will also repair and cost will be covered by Coastal Waste.
- **Tower 1 & 2 bollards** – Tower 2 traffic bollards are still in process with 1 left to sand and paint on P2. This was slowed by the Valcourt project. Tower 1 black light bollards are also being sanded and painted with the remaining ones left located inside the pool area.
- **Hiller** – Semi-annual and quarterly fire alarm and sprinkler inspections were completed on 3/25/24. The Association is waiting for repairs to be scheduled from the annual unit sprinkler inspections conducted in October 2023. The repairs will be noticed at a minimum 1 month to Owners as entry to affected units will be needed and each tower's repairs will take roughly 1 week.
- **Roofing Plus** – Rust leak was observed below the crossover bridge at Tower 2. Roofing Plus inspected the area and determined the affected area to be under warranty which will be repaired in the coming days with the use of a tall ladder or scissor lift.