

Management Report 04.19.24

- **Diamond Landscape Management** – Foliage construction project ongoing with some dead shrubs to still be replaced on the Tower 2 pool deck. New sod has been laid down in various areas around Tower 1 and Tower 2. The irrigation timer was struck by lightning with a recent storm and surged. It was replaced Tuesday 04/16/24 with the timer set for 1 hour runs twice a day for the new sod. Bi-Annuals for the middle walkway area of Tower 1 beachside, marquee sign area near Tower 2 and Tower 2 pool deck will be installed over the coming weeks and pine straw laid down for the property. Inquiries are also being made for scheduling of the 1st of 2 palm tree prunings for the year.
- Ongoing **Oracle** elevator repairs- Tower 2 elevator #2 is out of service until the belts can be replaced as noted on the annual elevator inspection report. This will be discussed further as part of New Business for the Board meeting on 04.19.24.
- **Florida Power & Light/Mastec** – 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. The striping of P2 and ramp are set to be completed Thursday 04.18.24. All areas of the T2 garage should be available for use shortly after. The repairs to the stand alone garage northern wall and lintel area to the opening of the Tower 2 compactor room have been completed.
- **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** – Continuation of the Semi-annual and quarterly fire alarm and sprinkler inspections were postponed by Hiller until 04.29.24. 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 re-inspected the area and has determined it to not be under warranty as part of the original contract. A temporary repair was completed by Roofing Plus with the recommendation of an engineer consultant for further evaluation. The Association is in the process of obtaining bids for surveys.
- **Marquee Sign repair** – Triple H completed a repair to the marquee sign that was damaged by an impaired driver on 03.01.24. The affected area of the sign will be painted by the Association maintenance team.
- **BE-CI Exterior Condition Survey for Tower 1 stacks 1 & 9 and Tower 2 stacks 7 & 8** – Tentatively May 9