

## Management Report 05.17.24

- **Diamond Landscape Management** – Last remaining irrigation repairs are being made this week, mainly around Tower 2 with bi-annuals to be planted for the middle walkway area of Tower 1 beachside, marquee sign area near Tower 2 and Tower 2 pool deck following completion of those repairs. The entrance and exit to Tower 2 will be done internally around the same time. Sod will be delivered and installed by next Tuesday 05/21/24 for any areas still brown that didn't come back from the last sod application. This is being done at no charge to the Association for those replacements. Pine straw has been laid in all areas this week around the towers. The Association is still continuing to work on a set date for the scheduling of the 1<sup>st</sup> of 2 palm tree prunings for the year.
- Ongoing **Oracle** elevator repairs/**Cavinder** – Tower 2 Elevator #2 decision on belts replacement is to be made at the 05.17.24 Board meeting. Tower 1 Elevator #2 is also down with the speed governor indicated as the possible reason for the recent shutdowns in the past 2 weeks. Oracle has indicated that they do not have a way to test the governor. Cavinder tested the governor on 05.16.24 and made adjustments and will be reinstalling the governor and a tail sheave assembly that broke in the coming days with a state inspection to follow.
- **Florida Power & Light/Mastec** – The 33 foot black tapered LED poles are now in and FPL has indicated that installation for these on the back lot and around the rest of Tower 2 would begin in the next week. Some conduit and machinery have already arrived on-site. This is expected to be a 2-3 day installation, barring weather.

- **Valcourt surface coating project in Tower 2 garage P2 & P5** – Project fully completed late last week with the striping that still needed to be finished and final inspection done. All areas of P2 & P5 garage are available for use now.
- **Tower 1 & 2 Bollards** – Tower 2 traffic bollards are complete. Tower 1 black light bollards are also still set to be sanded and painted in-house with the remaining ones left located inside the pool area.
- **Hiller** – Annual in-unit sprinkler repairs are scheduled for June 3-7 for Tower 1, June 10-14 for Tower 2 and June 17-21 for all common areas of Tower 1 & 2 and the 5-year inspection. Notification was sent out previously. Annual backflow inspections are tentatively set for July 8. The water will be turned off for short periods on this day while the inspections are completed. Notification will be sent out to Owners as the date nears.
- **Crossover bridge** – The Association is still in process of obtaining bids for surveys for the leak noted against Tower 2 on the east side of the bridge. MK Weber, BE-CI and RJH & Associates have all been contacted to obtain proposals for surveys as recommended by Roofing Plus' evaluation that a structural engineer assess.
- **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 at the earliest opportunity. They are working on matching the existing surface.
- **BE-CI Exterior Condition Survey for Tower 1 stacks 1 & 9 and Tower 2 stacks 7 & 8** – The inspection survey was completed on Wednesday 05.15.24. The Association should have the official report in roughly 4 weeks.

- **Tower 2 compactor housing rebuild** – Coastal completed a rebuild of the Tower 2 compactor housing last week. They work for Brask Enterprises who leases the equipment to the Association. It is the Association's understanding that this is under warranty as part of the service agreement with the Association.