

Managers' Report for Wavecrest Board Meeting. 9/26/2014

Projects:

Buildings:

- Acceptance of bid to addressing mildew predominately on the B building. Scheduled for next month.
- Repairs to hot water heater for A building, as well as installing another back up heater.
- Sub metering prep and planning.
- Drywall repairs in laundry rooms, also drywall repair to water damaged areas of past leak.
- Plumbing, restoration and drywall repairs to various units in all A, B & C buildings.
- Repairs to numerous small electrical issues and lighting through the resort.
- Repairs to Wavecrest owned units to be able to rent asap.
- Fire system work and scheduling for additional maintenance on system.
- Installed various edging and transitions in walkways to address safety concerns.
- Several disasters/storms and clean up, including hurricane, etc.
- Repairs to numerous old wood or rotted out wood = wood replacement and paint.
- Plumbing repairs and emergency leaks effecting various units. A, B, & C buildings.
- Investigation into termite damage, which will be no easy resolution.
- Screens for various Wavecrest owned units, including sliding door screens.
- Desperately needed air flow to employee break room and small upgrades completed.
- Further improvements to the insulation of piping in the attic of the buildings as well as venting.
- Other various repairs throughout the property.
- New Employee orientation and training.
- Work to asphalt, including filling pot holes and cracks. Some sealing.

Grounds:

- Removal of invasive weeds throughout the Resort, as well as major clearing and pruning.
- Coconut trees pruned.
- Planted plumeria tree in honor of Gene Naughtrip.
- Corner of C building new plantings, as well as other locations.
- Planted new plants at tennis court area and towards WWTP.
- Replacement of sprinkler valves and several other irrigation repairs.
- New set up of nursery and addition of plants, irrigation set up.
- Addition to sod / grass in several locations.
- Filling of pot holes, and various safety concerns on the grounds.
- Several locations with additional new plantings.
- Started our community garden, small project.

Wastewater treatment plant:

- Various Projects, being proactive in its efficiency and improvement.
- Back up training for WWTP and overall system.
- Work with Mike Olson on WWTP maintenance, etc.
- Installed privacy / safety fence screen, which really shows improvement especially at tennis courts.
- Lift station new float and pump installed, also cover lid treated and painted.

### Swimming Pool and Cabana:

- Safety feature of handrail installed to access through ramped walkway entry.
- Work on aging pool gate locks and gates.
- Pool up keep and projects around pool areas.
- New sand and filter replacement.
- Install of new high efficiency pool pump with rebate program.
- Repairs to roof at cabana storage room.

### Scheduled Maintenance:

- Numerous and various projects= B building mildew, restoration work, asphalt work, etc.
- Safety concerns throughout the Resort.
- Owner and Board directed request.