

## Managers Report

### For Wavecrest Board Meeting.

#### Completed Projects:

##### Buildings:

Repair and replaced B building 2<sup>nd</sup> floor south stairwell.

Repaired C 316 bedroom lanai railings.

Replaced electrical outlets in both lanais of C116.

Repaired B110 bedroom lanai railings and wall.

Repaired and replace worn out drain pipe joints in C312, 212 and C112.

Replaced the hydrant in front of B101, also the 4x4 post and the railing.

##### Grounds:

Purchased a parking striper and traffic paint and restripe the parking lot, also painted the handicap parking with blue paint.

Remove the weeds and caulked the cracks in the parking lot also leveled the low areas with black top asphalt.

Painted the No Parking sign in front of the office entry and in between B and A building parking, walkway towards the pool.

Replaced a sprinkler valve in front of A101.

##### Wastewater treatment plant:

We hired a new waste water person to replace RJ, his names Sam and Mike Olson came over last week for a workshop with Sam and also to make some adjustments to our system. Mike's recommendations are, to have the maintenance on the pre loader done at the same time the water is turned off for the buildings hot water return maintenance and at the same time drain A tank to check for leaks.

Put up awareness notices on our bulletin board informing tenants of what not to be put in the drains as these things will damage our pumps as well as drive the waste water chemicals out of balance.

##### Swimming Pool and Cabana:

Purchased a time clock for the pool area.

Cleaned and caulked the cracks around the pool deck.

Replaced the first 4 feet of carpeting when you enter the Cabana with Dri Dek, it's a non skid rubberized material used around pools and spas, hopefully this will even out the wear of the whole Cabana carpet.

Scheduled Maintenance:

Buildings:

We have scheduled to have our hot water return, cold water supply and hot water pipes replaced as of April 12, 2010. We will closely work with the contractors as to minimize the water down time. We will start from A building and work our way towards C building.

Painting of the buildings will start on the first week of June.

The replacement of the carpet will start as soon as we've done with the paint job.

WWTP:

Depending on the weather, we have scheduled the maintenance of the pre loader to start on the April 12,2010. I will try and have Mike Olson to stay overnight and work on A aeration tank the following day.

Pool deck:

This project is still in the bidding process.

Summary:

Perhaps you have seen the rise in our building maintenance, this is because of the leaks that we have been experiencing in our drain system, and since all the damages are below the 10,000 dollars deductible the insurance will not cover them and we end up paying for the repairs.

I suggest that the home owners that are renting their units out, to include in their unit packets places to go in time of emergencies, the safest place to go when a tsunami is approaching is Coffees of Hawaii, they have a snack shop there and also bathrooms and if you cannot get back to Wavecrest, Molokai high school is the emergency shelter.