

Maintenance Report

Oceanview Manor

July 20,2022

May and June were busy months for the Maintenance Team. The maintenance team welcomed Joel Barron to the team, as John Plonski has relocated. John was given a farewell send off by the OVM community. We are excited to have Joel Barron onboard bringing his talents from previous roles in property maintenance in the Florida Keys.

We have had quite a turnover in ownership with the housing market uptick. We are very excited to welcome all our new owners to the Oceanview Family. This quarter we have had challenges with water leaks from our AC drain lines due to record heat this summer. There will be adopted a new outlined plan set forth for preventive maintenance of the AC drain lines to reduce condensation.

14 balconies have been painted so far this quarter. The yellow lines and vehicle stops on all the outside parking spaces in front of the building were painted as well.

A new coat of paint was applied to the shuffleboard court and tennis court fence. The total cost was \$400.00 for this project. Three years ago, when the courts were painted using outside contractors the cost was \$2,500.00.

The maintenance team has also installed a new door and closet on the women's bathroom in the pool area.

Repair was done to the meeting room ceiling due to condensation line clogs in the AC unit in that area.

Other preventive maintenance repairs this month include:

Unit 617- leak in the laundry drain

Unit 915- Leaking refrigerator

Unit 721-shower not draining properly

Unit 321- Mold restoration

Unit 320- Spalding repair and pole light repair.

Unit 714-Leak

Unit 514- Spalding repair of balcony

Unit 713- Repair of Window Spalding

Unit 516- Spalding repair on balcony

Unit 816-Leak of copper pipes in the ceiling leading into the hallway.

Terry Baggett

Maintenance Manager