

## Maintenance Report to the Board of Directors

Date: 5/14/25

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Dear Members of the Board,

Please find below a summary of recent maintenance activities completed and ongoing at the property:

### Balcony Painting

Several unit balconies have been painted. Work will continue on additional balconies as weather permits.

### Pool Deck Improvements

The railings around the pool deck were sandblasted and repainted to restore their appearance and extend their lifespan.

All live plants on the pool deck that were dying and contributing to debris have been removed. They have been replaced with artificial potted palm trees to improve aesthetics while reducing maintenance needs.

### Cabana Bathroom Enhancements

New wall-mounted clocks were installed in the cabana bathrooms for resident convenience.

### Pool Inspection

The state conducted the annual pool inspection, which we passed with a perfect score for the year.

### Tennis Court Repair

A small crack in the concrete of the tennis court was identified and promptly repaired.

### Summer Preparation

All pool furniture has been pressure-washed and is now clean and ready for use during the summer season.

### Foyer Safety Fixes

Rugs located on the incline in the main foyer, which had started to shift and posed a safety concern, have been realigned and secured properly.

### Plumbing Repairs

Seven individual leaks in seven separate units were identified and successfully repaired.

We continue to proactively address maintenance items to ensure safety, functionality, and a high standard of living for our residents. Please let me know if you have any questions or would like more detailed information on any of the completed tasks.