

WINDWARD PASSAGE CONDOMINIUM

Resident Manager's Report

February 22, 2017

Work Completed:

- Sewer laterals cleaned.
- Number 4 roof fan motor replaced.
- Number 12 roof fan bearings replaced.
- Camera inspection of dryer duct "2" stack completed.
- Replaced cracked section of ground level roof drain line.
- Moved social room TV to permanent location.
- Trash chute scent distribution equipment installed.
- Replaced hydraulic lines for trash compactor.
- Upper parking deck and Lani Kai garage stairwell power washed.
- Garage entry grille replaced.

Work In Progress:

- Address water puddling at car wash area plantings.
- Isolate and repair tennis court lighting controls.
- Window caulking and building painting continues.
- Dispose of old gym equipment. (1 treadmill left)

Work Planned:

- Oceanic will be installing WIFI access in Fitness Center.
- Address crack in pool, spalling and cracks on rec-deck.
- Replace landscape fronting resident garage.
- Remove and repair peeling of surfacing between racket ball court 1 & 2.
- Address puddling issue at third floor exit of garage stairwell, Kaneohe side.
- Paint garage stairwell steps.

Renovations: #1707

Contract Renewals:

- World Wide Window Cleaning – exp. 6/2/17 (rollover)
- Unit 210 Lease Agreement – exp. 5/31/17

Respectfully Submitted
Ali Texeira