

WINDWARD PASSAGE CONDOMINIUM

Resident Manager's Report

October 29, 2018

Work Completed:

- Repaired main cold water leak "04", "06" bathrooms.
- Repair, re-strapping and refinishing of pool furniture completed.
- Hallway lights replaced.
- Mechanical equipment servicing completed.
- Upgrade of landscaping along loading zone completed.
- Replaced heat pump #1 compressor.
- Replace driveway lights with LED's.
- Hallway carpet cleaning completed.
- Isolated and repaired leak in hot water main to "03" guest bathrooms.
- Replace grocery parking and loading zone lights with LED's.

Work In Progress:

- Isolate leak in dry stand pipe and roof hatch at Lani Kai stairwell.
- Awaiting contract for rock wall and fencing project.
- Isolate and repair leak in irrigation line for lawn fronting the reef area.
- Spalling repair in unit #910.

Work Planned:

- Replace hot water tank pressure/temperature gauges.
- Replace landscape fronting resident garage.

Contract Renewal Review:

- GOC Technologies – exp. 9/13/18 (rollover)
- Scent Air Technologies – exp. 12/15/18 (auto 1-year renewal, unless notified in writing)
- Per4mance Window Cleaning – exp. 12/9/18 (rollover)
- Melelia Pools – exp. 9/30/18 (rollover)

Construction in Progress:

- 1701, 409, 1502, 712, 905 & 1404

Respectfully Submitted

Ali Texeira