

WINDWARD PASSAGE CONDOMINIUM

Resident Manager's Report

February 28, 2019

Work Completed:

- Replaced seals in hot water circulating pump.
- Repaired heat pump #2 on roof.
- Replaced cracked roof drain pipe between #1501 and #1503.
- Isolated and repaired cabana lights, pool deck lights and heater electrical shorts.
- Repaired leak in 8" waste water drain line for parking structure and deck.
- Replaced cracked shower drain pipe for unit #1107
- Removed and repotted 7 arica palms from along Waimanalo dog run fence line for replanting.
- Fire inspection of Windward Passage completed.
- Repaired 7th floor trash room door.
- Replaced door knob for trash room door 16th floor.

Work In Progress:

- Isolate and repair hot water problem.
- Isolate leak in dry stand pipe and roof hatch at Lani Kai stairwell.
- Rock wall/fence installation has started along Aoloa St.
- Painting of parking lines and numbers has begun.

Work Planned:

- Replace hot water tank pressure/temperature gauges.
- Repair roof fan #25.
- Replace seals in hot water circulating pump on W/P roof.
- Clean and repair sections of building roofing.

Contract Renewal Review:

NONE

Construction in Progress:

1701, 712, 708, 808, 1607, 1007, 1404

Respectfully Submitted

Ali Texeira