

## WINDWARD PASSAGE CONDOMINIUM

### Resident Manager's Report

June 27, 2019

#### Work Completed:

- Spalling repair completed units #404/#504 and #702/#802.
- Spalling repair completed unit #701.
- Banyan tree treatment for bug infestation, completed.
- Hot water returns to kitchens turned off to increase circulation to bathrooms.
- Raised banyan tree lights to illuminate the upper branches of the trees per open forum request.
- Trees planted in various areas of the W/P property.
- Generator quarterly servicing completed.
- Replaced trash room door on floor #7.
- Compactor quarterly service complete.
- Repaired garage exit gate.

#### Work In Progress:

- Isolate and repair hot water problem.
- Landscaping continues at dog park and reef areas.
- Replace entry door to W/P unit #210.
- AT&T antenna upgrade in progress.

#### Work Planned:

- Replace hot water tank pressure/temperature gauges.
- Repair defects in electrical distribution panels.
- Clean and repair sections of building roofing.

#### **Contract Renewal Review:**

##### World Wide Window

Rollover – 2-year contract

Exp. 6/2/19

##### American Electric

Annual Renewal –exp. 6/21/19

#### **Construction in Progress:**

#701, #403

Respectfully Submitted  
Ali Texeira