

WINDWARD PASSAGE CONDOMINIUM

Resident Manager's Report

September 25, 2019

Work Completed:

- Garage entrance gate replaced.
- Coconut and mirror leaf trees trimmed.
- Landscape at front of property completed.
- Repaired leak in heat pump #1.
- Fire alarm testing completed.
- Spalling repair of leading edge units #304, #404 and #504 completed.
- Garage gate servicing completed.
- Power washing of pool deck completed.
- Generator servicing completed.
- Mechanical equipment servicing completed.

Work In Progress:

- Isolate and repair hot water problem.
- Replace entry door to W/P unit #210.
- Flow testing of hot water risers and returns.
- Replace a rusted 6ft. section of the trash chute just above the compactor receiver.

Work Planned:

- Replace hot water tank pressure/temperature gauges.
- Repair defects in electrical distribution panels.
- Clean and repair sections of building roofing.
- Fire alarm test.
- Building window cleaning.
- Sewer lateral cleaning.

Contract Renewal Review:

Cardiotech Hawaii – Rollover Contract
Exp. 10/13/19

Construction In-Progress

202, 404, 701,

Respectfully Submitted
Ali Texeira