

WINDWARD PASSAGE CONDOMINIUM

Resident Manager's Report

January 28, 2021

Work Completed:

- E.V. charging station completed. Additional stall in progress.
- Dr. Winston plaque installed at Winston Park.
- Building window cleaning completed.
- Coconut tree trimming completed.
- Railing bracket replacement/ installation completed.
- Replaced fan for heat pump #1.

Work In Progress:

- Repairs to electrical meter room doors in hallways are in progress.
- Replace BBQ grills.
- Replace cabana kitchen lower cabinets.
- Zone inspection discrepancies are being addressed daily by maintenance crew.
- T-Mobile antenna installation. Final walk through
- Remove dead branches from banyan trees.
- Replace social room screens.
- Emission testing of new and old antennas.

Work Planned:

- Replace hot water tank pressure/temperature gauges.
- Repair defects in electrical distribution panels.
- Lateral pipe replacement.

Contract Renewals

- Jimdo Website Renewal – exp. 2/28/21
- Verizon Wireless Roof Lease – exp. 2/8/21 (Auto renewal for 3-successive 5-year terms) (1st successive renewal)
- Simon Lee Enterprise – exp. 3/1/21 (Rollover yearly)

Construction

1502, 1712, 1104, 909, 503

Respectfully Submitted
Ali Texeira