

## WINDWARD PASSAGE CONDOMINIUM

### Resident Manager's Report

February 25, 2021

#### Work Completed:

- E.V. charging station completed.
- Banyan tree trimming completed
- Replaced cracked kitchen vent pipe "01" stack 2<sup>nd</sup> floor.
- Replaced cracked roof drain pipe in units #912 & #1012
- Camera inspection of roof drain pipes complete. No noticeable cracks recorded.
- Mold remediation in progress units #212, #312 and #412.
- Isolate and repaired electrical short in resident garage.

#### 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**

None

### **Construction**

1502, 1712, 909, 503, 1110

Respectfully Submitted  
Ali Texeira