

WINDWARD PASSAGE CONDOMINIUM

Resident Manager's Report

May 27, 2021

Work Completed:

- Spall repair #308/#408 complete.
- Flood damage repairs units #1110, #1010 & #1008 complete
- Flood damage repairs units #412, #312 & #212 complete
- Building window cleaning complete.
- Hallway carpet cleaning complete.
- Backflow testing complete.
- Social room screens replaced.
- Spalling survey, completed.
- 1 lobby LED panel light replaced.

Work In Progress:

- Repairs to electrical meter room doors in hallways are in progress.
- Porte Cochere plant replacement scheduled.
- Replace cabana kitchen lower cabinets.
- Rodent eradication at bbq area in progress.
- Spalling repair #1310/1410.

Work Planned:

- Replace roof hatch door
- Repair defects in electrical distribution panels.
- Vertical pipe replacement.
- Coping tile repair at shallow end of swimming pool.
- Dryer and bathroom duct cleaning.

Contract Renewals

1. Worldwide Window Cleaning – exp. 6/2/21 (rollover)
2. Alert Alarm – exp. 6/22/21 (5-year contract 5/1/20-4/30/21)
3. Unit 210 – exp. 5/31/21 (yearly contract)

Construction

Units 1110, 1501, 1411, 1401, 1012

Respectfully Submitted
Ali Teixeira