

Managers Report

For Wavecrest Board Meeting.

Completed Projects:

Buildings:

Phase 1 of solar project completed by contract, awaiting final inspection by county electrical inspector.

Repairs to C building outside lights and stairs lighting. Traced wiring, determine faulty connection and replaced photovoltaic sensors.

Repaired A101 patio concrete, demo with new rebar & cement poured.

Repairs to A311.

Plumbing clearing in main waste line for building units A105, A205, A305

Repairs B210 unit turn & make rent ready.

Minor repairs to office and mail room.

Grounds:

Purchased a commercial grade pole hedger.

Removal of invasive weeds growing through hedges, as well as around satellite dish.

Replaced a sprinkler valves along the side of B building.

Repair to broken irrigation line.

Wastewater treatment plant: _____

Worked with Shane to prepare for State of Hawaii WWTP annual inspection. Repairs and replacement of batteries, plus various improvements.

Project for both grounds and WWTP to have dedicated holding area /stall area for base course gravel and cinders.

Swimming Pool and Cabana:

Repaired pool pump with new gasket valve kit.

Addressed safety issue with planter curb at entry and placement of planters.

Security to be on site during Holidays, when office is closed

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Scheduled Maintenance:

Tree trimming work, pruning of coconuts.

Cabana committee plans for the repairs / upgrading the cabana, with new paint, new lights, etc.