

Managers' Report for Wavecrest Board Meeting. 6/26/2014

Projects:

Buildings:

- Started the large task of addressing mildew on predominately the B building, contacted 4 contractors. Also the roof completely cleaned as well as gutters in house.
- Plumbing, restoration and drywall repairs to various units in all A, B & C buildings.
- Repairs to numerous small electrical issues and lighting through the resort.
- Repairs to cabana pool pump room which had a leaking roof.
- Fire system bid approved and scheduling for maintenance on system.
- Installed stainless steel hand rails to assist those in need= for safety and liability concerns.
- New signage at the A, B & C buildings as well as signage for proper recycling disposal.
- Repairs to numerous old wood or rotted out wood = wood replacement and paint.
- Plumbing repairs and emergency leaks effecting various units. A, B, & C buildings. Also at the A building a major outflow of water under the building was determined to be a spring water event.
- Remodel from water damage to C115 completed.
- Additional rodent traps.
- Investigation into termite damage, which will be no easy resolution.
- Screens for various Wavecrest owned units, including sliding door screens.
- Desperately needed air flow to employee break room and small upgrades completed.
- Further improvements to the insulation of piping in the attic of the buildings.
- Other various repairs to throughout the property.
- Installed new best quality cat 5 line for internet at ocean side, also upgraded speed to top out Oceanic's capacity.
- Work to asphalt, including filling pot holes and cracks. Some sealing.

Grounds:

- Removal of invasive weeds throughout the Resort, as well as major clearing and pruning.
- Replacement of sprinkler valves and several other irrigation repairs.
- New set up of nursery and addition of plants, irrigation set up.
- Addition to sod / grass in several locations.
- Filling of pot holes, and various safety concerns on the grounds.
- Several locations with additional new plantings.
- Started our community garden, small project.

Wastewater treatment plant:

- Various Projects, being proactive in its efficiency and improvement.
- Back up training for WWTP and overall system.
- Work with Mike Olson on WWTP maintenance, etc.
- Installing privacy / safety fence screen.
- Yearly inspection and state approval.

Swimming Pool and Cabana:

- Safety features, as well as channel so wash water does not poor down walkway.
- Pool up keep and projects around pool areas.
- Install of new high efficiency pool pump with rebate program.
- Repairs to roof at cabana storage room.
- Pool inspection from County with extemporary review and pool permit posted in new cover.

Scheduled Maintenance:

- Numerous and various projects= B building mildew, restoration,etc.
- Safety concerns throughout the Resort.
- Owner and Board directed request.