

Maintenance Report Surf Club 3 March 31, 2017

1- Inspections

- a) Roof a/c units
- b) Elevators emergency phones
- c) Water booster pumps semi-annual
- d) Fire extinguishers annual inspection

2- February and March maintenance inspection schedules performed.

3- South and North end of front parking were pressure washed.

4- Water booster pumps room floor repainted.

5- Repairs to balcony outside east column completed for Unit 101.

6- New physical therapy table in exercise room.

7- Hallways floors done with scrubbing machine.

- 8- Three new plastic garbage cans with ashtrays purchased and installed on garage level to replace damaged ones by hurricane Mathew.
- 9- Three AED machines received and installed on floors one, four and seven next to center elevator.
- 10- Staff assisted Accu-temp replacing a/c copper line for unit 501.
- 11- Palmetto electric replaced electrical outlets and GFCI's that were burned out because hurricane.
- 12- Fire sprinkler system air compressor that was damaged by hurricane replaced by Mastercraft. Replacement of fire sprinkler pipes in garage in progress. System is up and operational. Fire watch is over.
- 13- Fire alarm system was turned on by Siemens. Some repairs still need to be done, but, system is working.
- 14- Replacement of rusty pipe hangers in garage in progress.
- 15-Office new flooring installed by staff.
- 16- Total of 125 storage lockers were put together and installed between A&A lock and staff.

- 17- North driveway to garage pressured washed after irrigation well drilling process finished.
- 18- Staff pulled down all loose ceiling paint units 801 and 701.
- 19- Loose stucco front parking wall facing A1A was removed and wall was patched.
- 20- GFCI's replaced in units 101-102-103-105-206-418.
- 21- Total of 26 bicycles were tossed per owners request. Only 8 bicycles remain waiting on owners input.
- 22- Door bells replaced for units 103 and 715.
- 23- Balcony walls repainted in unit 508.
- 24- Emergency generator replacement proposals:
 - a) Carter Electric - received
 - b) B&K Diesel Elect. Services - Job is to big
 - c) Current Source Generators - Have not answered
 - d) Ring Power - contacted on Jan. 18, 2017 - pdf specs were emailed - Rep were here on Feb. 7,2017 - contacted again on Feb. 13,2017 - working on it - contacted again on March 2,2017 - still working on it

25- Lift station pumps replacement:

- a) Hydra proposal received and approved.
- b) Hydra ordered pumps - schedule to receive them on March 24,2017
- c) Waiting on date to do job.

26- Building east side paint issues:

- a) Received and approved proposal from Advance Coating and Caulking to do a Mock up/test Drop
- b) All guard rep was contacted - wrote tests specs
- c) Area was pressure washed - new coat of paint applied and pull tabs installed. (Roof wall)
- d) Pull test performed 10 days after area painted. All paint came off. Did not stick to existing paint.
- e) Several spots on east wall; levels 1,2 and 3 were pressure washed, repainted and pull tabs installed.
- f) Waiting to pull tabs and see results.

27- Advance Roofing replaced 7 missing roof tiles. Still more tiles to be replaced.