

2016 Maintenance & Repairs	Description	Status	Notes
Ozone treatment of Office	Mold mitigation was required in the original Office after it was discovered in early 2016.	Complete	
Cracked Window Replacement and outside A/C unit window covers	Two cracked window panes were replaced and both outside window A/C units received aluminum plates to replace duct tape that was being used to keep water from getting inside the building.	Complete	
Elevator Pit Repair to Correct Corrosion	Repairs to our two elevator pits were needed as water intrusion had caused corrosion to metal areas in the pits.	Complete	
Fire System Maintenance	All Fire Hoses were replaced and system was tested.	Complete	
New A/C Unit	Replaced Party Room A/C	Complete	
Replaced North Yard Sump Pump and had stand installed	Sump pump responsible for draining garage ground water to the river needed to be replaced after the stand it was on toppled over caused the pump to fail. A new pump stand was installed as part of, this work.	Complete	
New Garage Door Motor for A level North	Motor had to be replaced after being damaged by squirrels chewing on it.	Complete	
Nuisance Tree & Palm Removal	Several trees and palms that were too close to the building or their roots were causing damage at ground level were removed.	Complete	
Hurricane Mathew Damage	Includes damage to roof, elevator, pool pump, trees and water cleanup	Complete	Paid from Operating Expenses

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North A Garage Gate	A new garage gate was installed in the North A Level entrance	Complete	
Micro Alarm for Service Door	Approved at January Board Meeting		
Domestic Water Pump Drives & Switches	Equipment that controls our water service needed to be replaced	Complete	