COAKLEY BAY ASSOCIATION

WEEKLY PROPERTY & OPERATIONS REPORT

Week of September 25, 2026

1. Emergency Water Line / Holding Tanks

The pipe at the holding tanks that caused issues prior to the Fourth of July weekend has been **repaired and replaced**. This repair has been completed, and photos of the work are included with this report.

2. Windows & Doors Project

The windows and doors project is approximately **70% complete**.

All doors and sliders that were ordered have been installed, with the exception of the remaining units currently being addressed:

G13 & E1

The project continues to move forward, with the remaining installations being coordinated for F Building window installation after J Building is completed.

3. J Building – Stairway Improvements & Retaining Wall Painted

The **stairs leading to J12 have been completely redone**, including the landing. The entire stairway has been painted, including the area underneath the stairs. This was a revision project. And the wall below J Building has been painted photos are attached and lighting will be going up next week.

4. F Building – Retaining Wall & Structural Work

The **retaining wall at F Building was erected this week** as part of the ongoing structural and site improvement work. All landings are prepared for the pouring of the support columns.

The Association continues to address the structural concerns identified at F Building, including the galleries, stairways, and other affected areas. With a man-lift now on site, we are awaiting a second visit from our structural engineer, Mr. Samuel.

We have also completed the cleaning and prime coat on the roof. The primer is light grey, and the final coating is scheduled to be applied next week.

5. Gallery Inspections & Structural Evaluations

We continue to receive photographs and requests from owners regarding gallery inspections. Owners are encouraged to continue submitting photographs and information regarding areas of concern.

We are working toward an **October 1 deadline** for the contractor to evaluate the reported areas and provide quotes for repairs.

The evaluations received to date identify different types of concerns, including **structural concrete issues and railing-related concerns**. These will be reviewed so that the appropriate repairs can be identified and prioritized.

6. Termite Treatment

Approximately **25 termite-infested trees have been identified between Buildings A, B, and C**, along with one tree near the corner of N Building.

Owners may notice **orange markings on trees** throughout these areas. These markings identify trees that require termite treatment so that the exterminator can address them.

We will be moving to **E & D Buildings this coming week, beginning Tuesday, September 29, 2026**.

7. L, M & N Buildings – Pressure Washing & Vegetation

Pressure washing and trimming of the vegetation in front of **Buildings L, M, and N** were completed this week. Owners in this area are asked to take a look at the root system and hedge that will eventually need to be replaced. As plants mature, we will replace those that are causing damage to the retaining walls and plumbing.

This area received much-needed attention, improving its overall cleanliness, appearance, and curb appeal. We will also be painting the walkways and stairs that do not require repairs while addressing those that do require repairs.

8. Starlink Internet Installation

Starlink installation has begun in A Building.

On Monday, the technicians will begin running wires where the old coaxial cables were located. No new drilling will be necessary. This installation will be different from the installation in B Building. In B Building, coaxial lines were still connected within the units and could be reused; however, the old lines in A Building had been cut.

Owners will find the passwords noted on the equipment. Please let me know if you experience any issues with the service. We would also appreciate feedback regarding whether your internet service has improved following the installation.

The next buildings being considered for Starlink installation are:

- **J Building**
- **G Building**
- **F Building**

These buildings will be **quoted for installation**. The goal is to provide more reliable internet connectivity for both the Association's **security cameras** and owner installations.

9. Water System & Testing

Water system monitoring and testing continue as part of the Association's ongoing compliance efforts. **Testing results are attached** to this report.

10. New Work Truck

The Association has received delivery of a new work truck for the maintenance team. With this replacement, one of the Association's existing vehicles will be retired/sold.

The new vehicle is a **2019 white Toyota Tacoma 4x4**. It has a clean title, two previous owners, and a clean Carfax report with no accidents.

The truck will be insured and registered before it officially joins the Association's fleet. Photos are attached.

11. Owner Reminder – Window Units

Owners with window units are reminded to please ensure that the installation and appearance of the unit is **neat and aesthetically pleasing**.

The appearance of individual units contributes to the overall **curb appeal of Coakley Bay** and can affect the appearance of the property as a whole and everyone's property values.

If assistance is needed to improve or address the appearance of a window unit, please reach out to me. I can coordinate with the contractor currently working on-site, who can provide owners with a **quote for the necessary work**.

12. Satellite Dish Reminder

Owners who still have a satellite dish outside their unit that is currently in use are asked to please let us know.

This will allow us to identify which satellite dishes are still needed and which ones are no longer in use so that unused dishes can be removed from the building exterior.

Thank you

Kyshama

OCEAN SYSTEMS LABORATORY, INC.

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MONTHLY COLIFORM ANALYSIS FORM / CHAIN OF CUSTODY

System Name: **Coakley Bay (G)**
PWS ID: 3000113 Type ID: TNC
Sample Loc: Pump Room Faucet

Sampler: Martinez, Carmelo
Phone: (340) 643-0821 Route No: 5
Email:

Physical Location	Mailing Location
5000 Coakley Bay Christiansted, St. Croix, VI 00820-0000 Contact: General Manager Phone: (340) 773-9600 Cell: Fax: (340) 773-1772 Email:	5000 Coakley Bay Christiansted, St. Croix, VI 00820-0000 Manager: General Manager Phone: (340) 773-9600 Cell: Fax: (340) 773-1772 Email:

Last Sample Date: 07/22/2026 Last Arsenic: 07/09/2013 Last Cyanide: Last Nitrate: 07/20/2016
Last Disinfection By Product: 07/09/2013 Last IOC: Last Lead/Copper: Last VOC: Last Radiological:

Sample Number: 101815
Sample Type: Routine
Volume: 100 (ml)
Chlorine: 0.48 (mg/L)
Turbidity: 1.04
Background: NA
Total Coliform: A (A or P)
Fecal Coliform: NA (A or P; NA)
E. coli: A (A or P)
pH:
TDS: (mg/L)

Sampler: Meyers, James (Signature on File)
Date Taken: 09/10/2026 Time: 11:39
Sample Location: Kitchen faucet G-7
Received By: Stanley, Brittani (Signature on File)
Date Received: 09/10/2026 Time: 15:35
Temperature: 5 (ï¿½ Centigrade) IPC: Yes
Analyst: Stanley, Brittani (Signature on File)
Date Analyzed: 09/10/2026 Time: 16:05
Method: Colilert-18
Retest Necessary: No (Yes / No)

Definitions: A: Absence; P: Present
IPC: In Process of Cooling (Samples arrived in cooler with ice or ice packs.)
MF: Membrane Filtration SM 20th Ed. 9222B, 9221E (fecal coliform), 9221 F (e.coli)
Colilert-18: SM 20th Ed. 9223

Maximum Contamination Limit: Turbidity - 1; Coliform - Negative; TDS - 500 mg/L; pH - 6.5 to 8.5

Comments / Notes: Your water supply tested negative for Total Coliform. No further testing is required for this month.

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MONTHLY COLIFORM ANALYSIS FORM / CHAIN OF CUSTODY

System Name: **Coakley Bay (F)**
PWS ID: 3000112 Type ID: TNC
Sample Loc: Pump Room Faucet

Sampler: Martinez, Carmelo
Phone: (340) 643-0821 Route No: 5
Email:

Physical Location	Mailing Location
5000 Coakley Bay Christiansted, St. Croix, VI 00820-0000 Contact: General Manager Phone: (340) 773-9600 Cell: Fax: (340) 773-1772 Email:	5000 Coakley Bay Christiansted, St. Croix, VI 00820-0000 Manager: General Manager Phone: (340) 773-9600 Cell: (340) 513-9706 Fax: (340) 773-1772 Email:

Last Sample Date: 07/22/2026 Last Arsenic: 07/09/2013
Last Cyanide:
Last Nitrate: 07/20/2016

Last Disinfection By Product: 07/09/2013 Last IOC:
Last Lead/Copper: Last VOC:
Last Radiological:

Sample Number: 101816
Sample Type: Routine
Volume: 100 (ml)
Chlorine: 0.59 (mg/L)
Turbidity: 1.41
Background: NA
Total Coliform: A (A or P)
Fecal Coliform: NA (A or P; NA)
E. coli: A (A or P)
pH:
TDS: (mg/L)

Sampler: Meyers, James (Signature on File)
Date Taken: 09/10/2026 Time: 11:46
Sample Location: Kitchen faucet F-8
Received By: Stanley, Brittani (Signature on File)
Date Received: 09/10/2026 Time: 15:35
Temperature: 5 (¡½ Centigrade) IPC: Yes
Analyst: Stanley, Brittani (Signature on File)
Date Analyzed: 09/10/2026 Time: 16:05
Method: Colilert-18
Retest Necessary: No (Yes / No)

Definitions: A: Absence; P: Present
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Maximum Contamination Limit: Turbidity - 1; Coliform - Negative; TDS - 500 mg/L; pH - 6.5 to 8.5

Comments / Notes: Your water supply tested negative for Total Coliform. No further testing is required for this month.



WWTP pipe being fixed



White truck