COAKLEY BAY ASSOCIATION

BIWEEKLY PROPERTY & OPERATIONS REPORT

Reporting Period: October 9th 2026

1. **F Building – Structural Repairs, Concrete Work, and Painting**

Work continues on the F Building restoration project. The eastern roof section has received Uniflex coating, the fascia has been painted, and repairs to the tops of the upper-floor galleries below the fascia have been completed. Work continues along the sides of the building.

Concrete has been poured for the retaining walls and the columns supporting the stairway landing as of today. The landing serving units F12 and F11 was demolished and reconstructed, with new rebar installed to support the stairs and poured today.

The concrete will require approximately 21–28 days to cure. During this period, crews will continue painting, repairing the galleries, and progressing toward the cistern area, which is the final phase of the project.

Owner Safety Reminder: A man lift is being used for roof work along the sides and rear of F Building. Owners should use caution when driving through the area and remain clear of equipment and work zones.

2. Gallery Inspection and Long-Term Repair Assessment

After gentle cleaning exposed wood beneath deteriorated and spalled gallery concrete on the exterior side of F Building, building inspector Mr. Samuel inspected the affected galleries.

He found that the galleries appear to be constructed primarily of wood, with concrete attached by metal braces. He advised that this construction method is inappropriate and may be contributing to recurring spalling. When the concrete loses adhesion to the wood, it can separate, deteriorate, and break away.

Mr. Samuel will provide a recommended long-term repair solution. The Association will review his recommendation and share the findings and next steps with the Coakley Bay community.

3. Landscaping and Grounds Maintenance

Landscaping crews have moved from the N, M, L, G, and F Building areas to Buildings E and D and are continuing toward Building C, including the areas in front of Buildings D and E and around the eastern side of the restaurant.

Next week, work will focus on the front portion of the property, beginning near the office and extending across the fronts of Buildings A and B toward Building H.

4. Wastewater Drain Pipe Replacement – Rear of L, M, and N Buildings

Work has begun and ended in two days work has been completed behind Buildings L, M, and N. Approximately 75 feet of existing pipe has been replaced with 6-inch pipe designed with only 3 connection much fewer twists and turns and schedule 80 pipe. The building connection has been adjusted from a 6-inch line to a 4-inch cleanout.

A previously cracked section of retaining wall had to be cut and partially removed to access the pipe leading to the manhole. The section lacked supporting columns, and excavation exposed root intrusion along the west side and inlet of the compromised manhole. The roots have been addressed within the work area.

One of the two manhole we demoed and the pipe was ran to the second manhole condemning the first access point. This man hole was not very strong and will need to be replaced but it gives us some time to plan for that replacement before replacing back the wall. We will make some improvements in that area for now and address this next year. The system can remain operational while the Association obtains quotes, sources materials, and plans this work. Retaining-wall reconstruction will be coordinated with the pipe and manhole work to avoid unnecessary demolition and expense. The manhole's deteriorated steel components are not a fixable thing.

5. Starlink Installation – Building A

Starlink has been installed and is operational in Building A, with no reported issues.

Building J is scheduled as the next installation location to support a main camera at the building corner. The installation has been quoted at $5,000, with an additional $350 for the hub installation used for the camera. The quote has been provided to Melissa for future planning for Buildings J, G, and F, whose scopes are similar but vary slightly by unit count.

6. Pool Repairs

The Association has received a quote of approximately $14,000 to replace the three pool skimmers and pipe them separately. The skimmers ordered by the vendor have arrived. Scheduling is currently pending as planning is completed to ensure that all materials and supplies are available for an efficient replacement.

The Association is also evaluating the deck work that may be required in the skimmer area. This planning will ensure that the deck repairs and skimmer replacement are properly coordinated and that unnecessary or duplicate work is avoided.

Once scheduling and deck-work requirements are finalized, the project is expected to begin within the next 3–4 weeks. The work is expected to take approximately three weeks to complete.

7. Gallery Inspection and Long-Term Repair Assessment – F Building

The exterior gallery side of F Building, exposed wood was discovered in areas where the gallery concrete had deteriorated and spalled. Mr. Samuel, the building inspector, inspected the affected galleries as planned to evaluate the underlying construction.

During his inspection, Mr. Samuel observed that the galleries appear to be constructed primarily of wood, with concrete attached using metal braces to hold the wood components together. He explained that this method of attaching concrete to the wood is not an appropriate construction method and is contributing to the recurring concrete spalling experienced throughout the property.

When the concrete loses its adhesion to the underlying wood, it can separate, deteriorate, and eventually break away. This may explain why the Association has had to address recurring gallery repairs over the years.

Mr. Samuel will provide the Association with a recommended solution intended to address the underlying construction issue and establish a more permanent repair method. Once the proposed solution is received and reviewed, the Association will share the findings and recommended next steps with the Coakley Bay community.

The goal is to identify a long-term solution that addresses the underlying cause of the deterioration, improves the durability of the galleries, and helps reduce the need for recurring repairs.

We also found the gallery of F11 having work done at some point with durock board which is not the correct material this will be removed and block will be placed textured and painted.

We will be conducting gallery inspections next week on those who you who have submitted concerns

G3, G4, D6, F11, N2, J12, F9, H6, J2, A5, L6, J1, D4, C4, N3, H9, D1

I would like to extend a heartfelt thank-you to all the owners who stopped by to check on the work being done, stayed informed, and took the time to show their support and concern as we worked through two very long days into the evening.

Your involvement and willingness to stay engaged means more than you know. Thank you for the popsicles & coffee that helped us cool off and stay energized and the snacks on this weeks very early mornings, for keeping an eye on me and checking in when I was attached by the army of cockroaches that decided it wanted to make its way into my boots! 😂

It was a reminder that even during the long, exhausting days, we can still find moments to laugh.

Thank you from me and the guys Kaleef did take some time off this week but he will be back on Tuesday.

Until next time please enjoy some of the many photos I have managed to get to share with you.

Kyshama Montes

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Blockage in Manhole 1



Manhole inside sealed



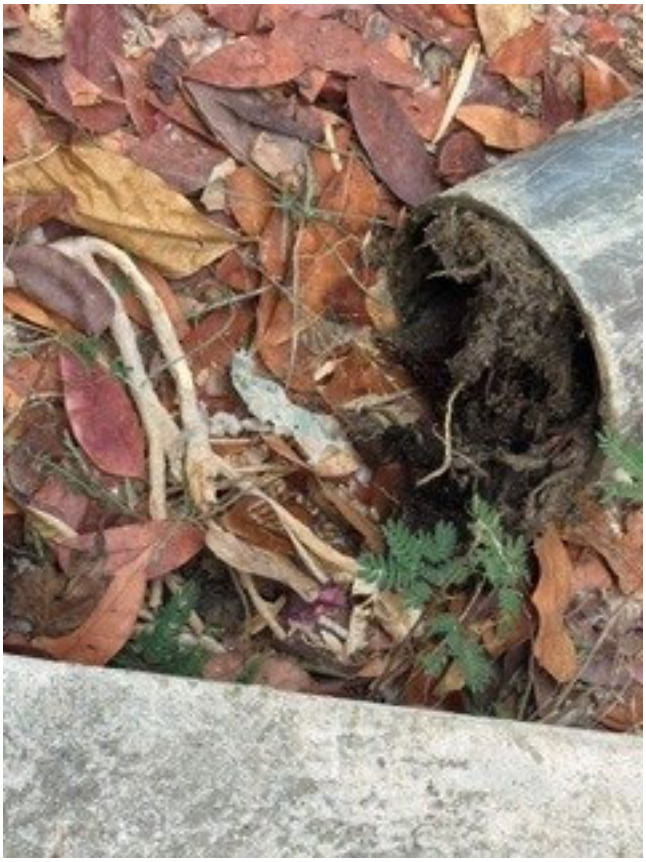
Manhole with roots in it



New Manhole connection



Roots in manhole



Pipe from manhole blocked by roots



Manhole depth



Roots in manhole



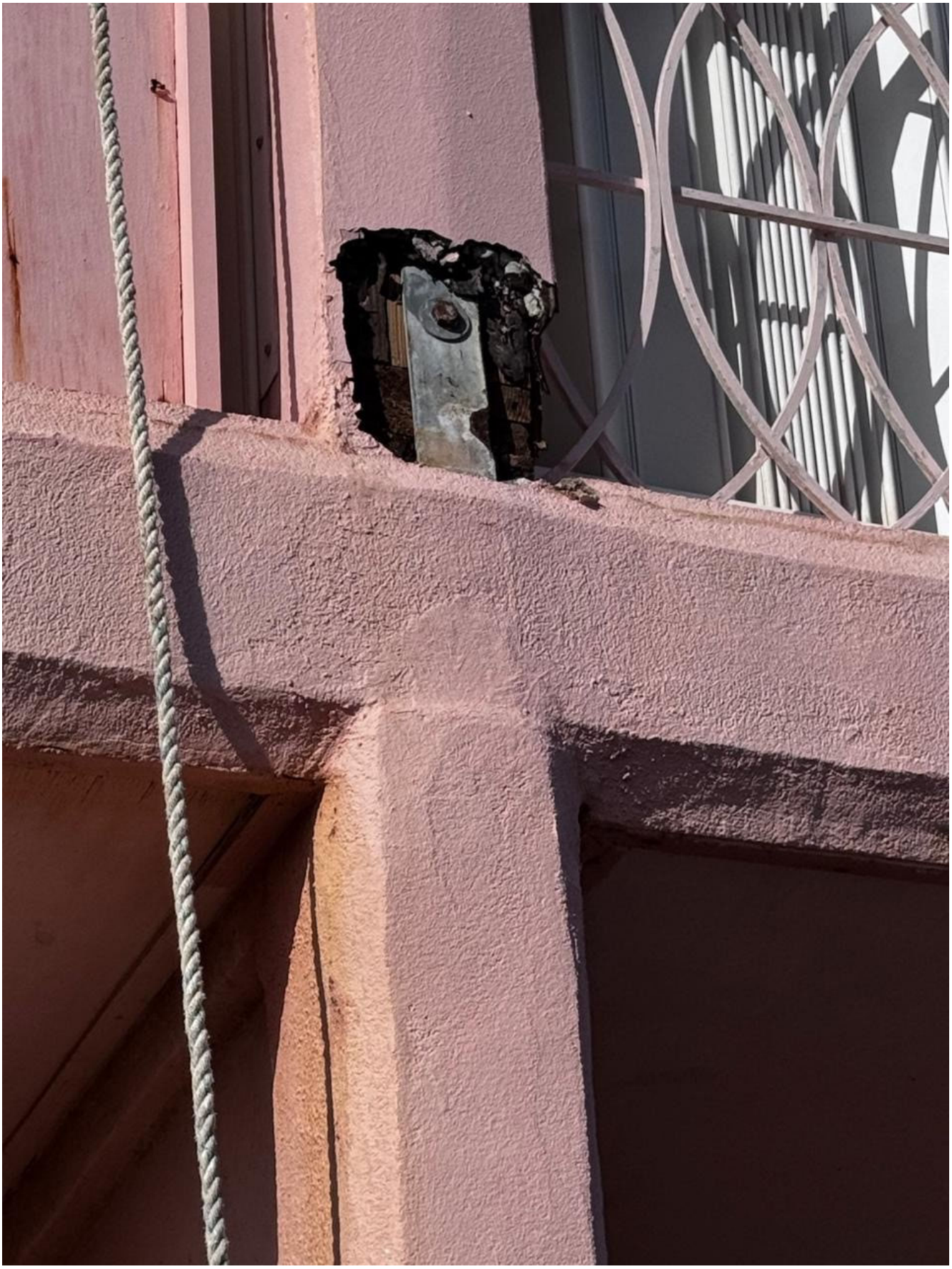
Roots in manhole



Evidence of concrete on wood



F building



F Gallery brace concrete splicing



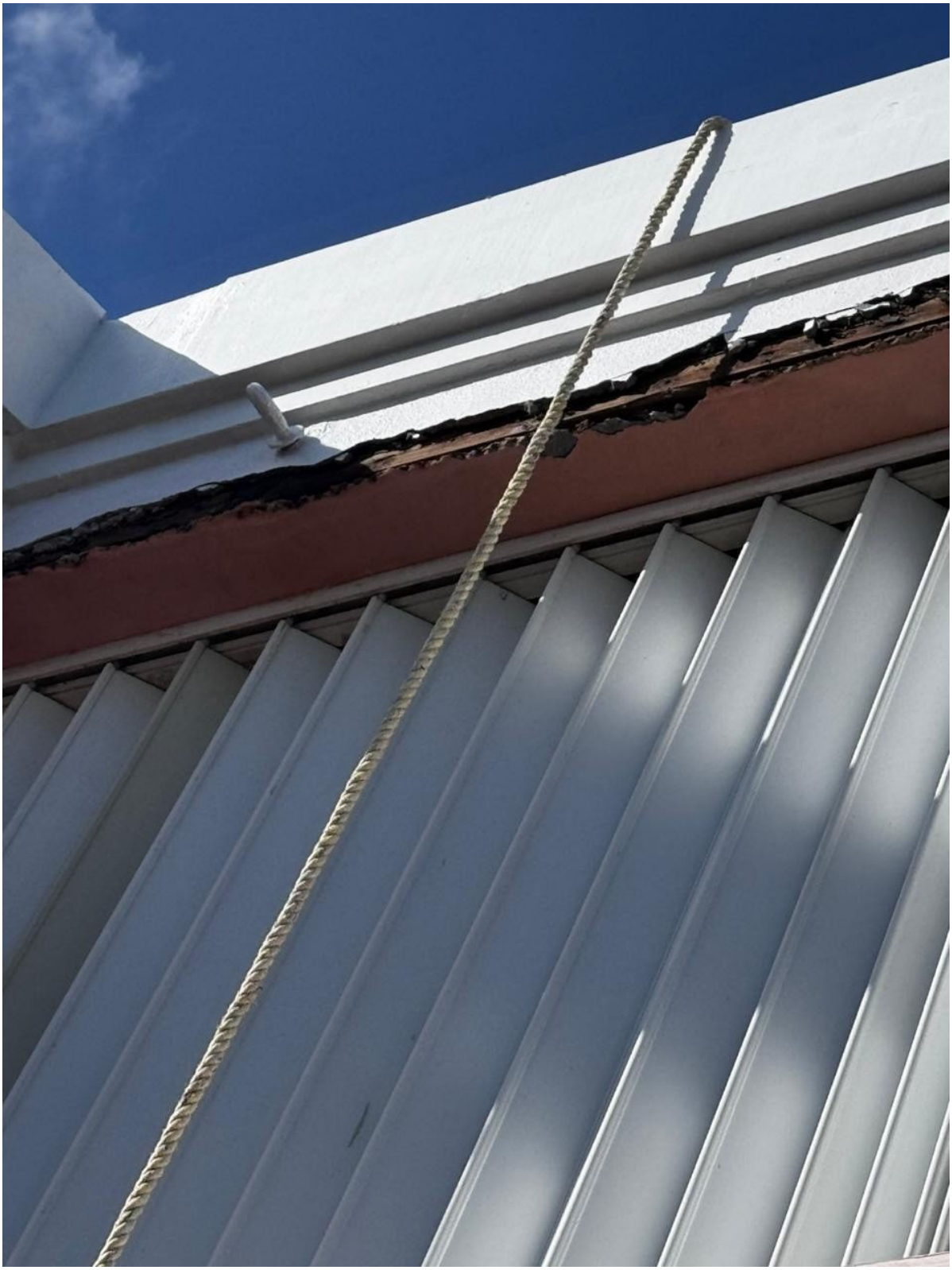
F building fascia painting



Gallery on F building 2



Gallery on F



F roof spalding



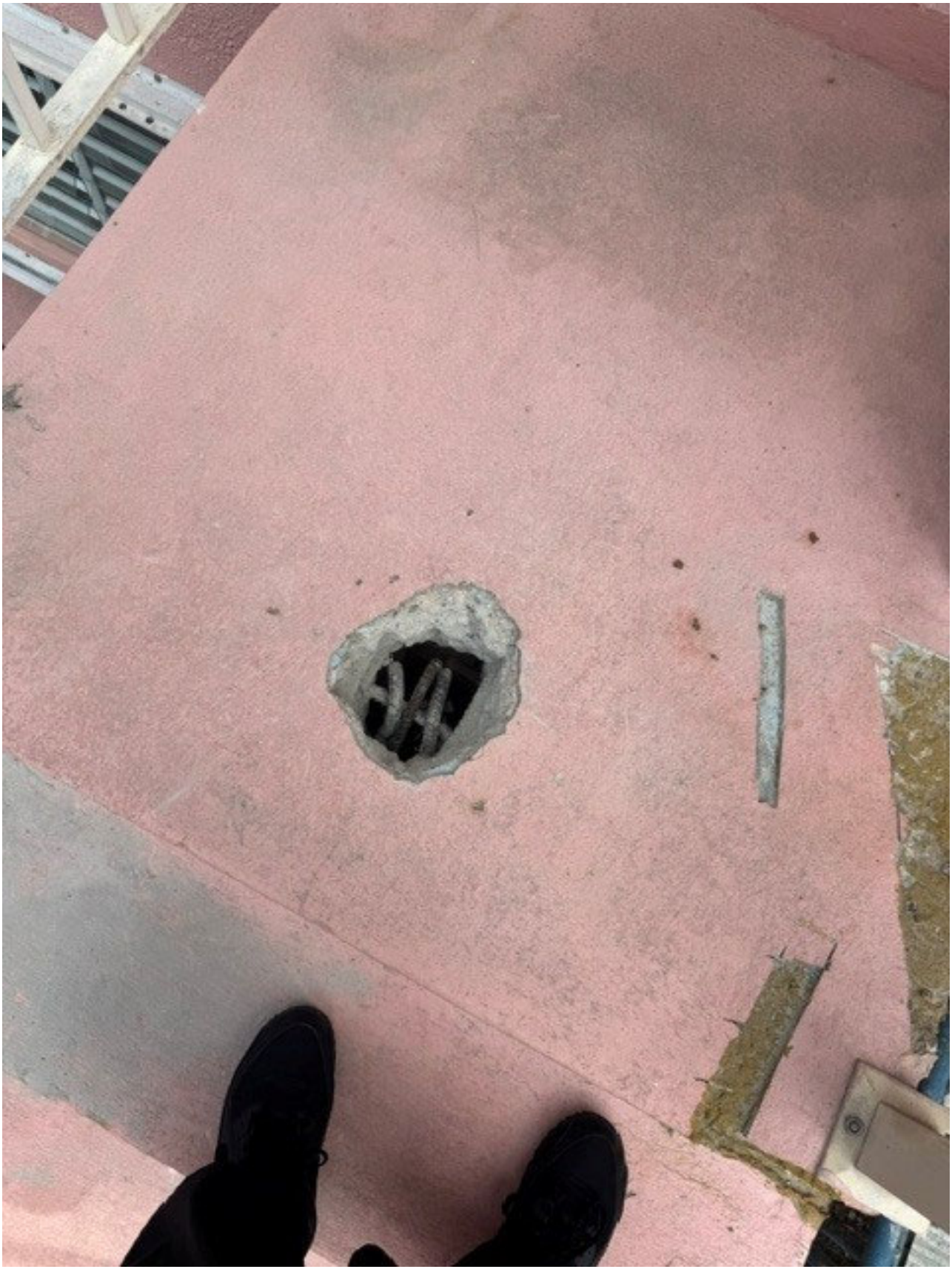
F building 1



F 11 landing demo



Demo F11 and F12



How columns are being filled



Pouring of columns and retaining wall



Y being NM&L



Retaining wall brought down to get to the pipe



Pipe dig



Old line behind N building



Old pipe of grey water line



Break in pipe behind N building



Compromised landing behind N stairs needs replaced



N building dig



Pipe dig 2



Pipe Dig 3



Pipe Dig 4



New schedule 80 pipe replacing old drain pipe