COAKLEY BAY ASSOCIATION

Biweekly Property Management Report

Reporting Date: October 23, 2026

Dear Owners,

Please see below for the latest biweekly update on ongoing projects, property improvements, maintenance, infrastructure, and security matters at Coakley Bay Association.

1. Windows and Doors Project Update

Significant progress has been made on the window and door replacement project. All windows have been completed except for those in the following units:

- **Windows remaining:** M5, J6, N3, H1, H5, and H3.
- **Door remaining:** G13.
- **Emergency replacement:** One additional window replacement in L6.

Once the remaining windows and door have been installed, the Association's planned window and door installations for 2026 will be complete, except for the emergency window replacement in L6.

We have also compiled a list of additional window and doors/sliders replacements for the next wave when funds are available 2027.

The following units have been identified and quoted: J2, D5, L6, L5, J6, G3, J3, R3, B1, R2, M5, G15, R1

2. Property Lighting and Security Camera Improvements

Additional lighting improvements have been completed throughout the property as part of the Association's ongoing efforts to improve visibility and security.

Following the recent security incident on the property, we contacted a company to obtain a proposal for installing additional security cameras. The quotation is currently under review by the Board of Directors. The Board will determine whether to proceed following its meeting next week.

These improvements are intended to strengthen the Association's existing security measures and provide additional coverage throughout the property.

3. Pool Repairs and Temporary Access Restrictions

Work to replace the pool skimmers is scheduled to begin on Monday, October 26, 2026. **The pool is expected to remain open during the repairs; however, a portion of the pool deck will be sectioned off and inaccessible while the work is underway.**

Please observe the following temporary access restrictions:

- **The western pool entrance, located between Buildings J and H, will be unavailable during the work.**
- **Owners, residents, tenants, and guests should access the pool from the parking lot serving Buildings A, B, and C or, where accessible, through the stairs located between the buildings.**
- **The designated work area will be secured with caution tape and appropriate signage**.

For everyone's safety, all owners, residents, tenants, and guests must observe the posted signs and remain outside the restricted work area.

If the work area cannot be kept secure and individuals continue to enter the restricted section, it may become necessary to close the pool temporarily until the work can be completed safely.

Your cooperation is essential to ensuring the safety of everyone using the pool facilities.

4. Water Testing Results

Water testing conducted earlier this week returned results within normal limits. All results were satisfactory at the time of testing.

Copies of the latest water testing results are attached to this report for your review.

The Association will continue to monitor the water system and maintain the required testing schedule to ensure compliance with applicable standards.

5. Starlink Installation and Internet Connectivity

The Association has purchased four Starlink dishes to improve connectivity for the security camera systems throughout the property.

We will also obtain quotations to evaluate the installation of Starlink service for additional buildings to service the owners. Reliable internet connectivity is essential to maintaining effective security camera coverage and ensuring that the systems remain operational along with the owners having reliable service.

As owners are aware, the Association previously entered into a three-year contract with its current internet service provider Liberty. Unfortunately, the service has not consistently met the reliability requirements of the property. I am is seeking a resolution with the provider regarding its ongoing service issues, including the possibility of being released from the contract. We are hopeful that the provider will acknowledge the service concerns and work with Coakley Bay to reach an acceptable resolution.

We will continue to evaluate available options, including the possibility of pursuing a contractual remedy, as necessary.

Our priority is to establish dependable connectivity that supports the Association's security infrastructure and operational needs.

6. NEW Reverse Osmosis (RO) System

The Association continues to experience difficulties bringing the RO system into operation with the vendors and the change of management with the parties makes things unpleasant.

Over the past three months, I have contacted the vendors responsible for addressing the outstanding issues. Although some efforts have been made to assist, the matter remains unresolved, and the progress to date has not provided sufficient confidence that the system will become operational without legal intervention.

Given the length of time this matter has remained outstanding, it is being referred to the Board of Directors for review by the Association's attorney. The attorney will be asked to assess the situation, review the Association's available options, and recommend the most appropriate course of action.

The Association must take the necessary steps to protect its interests and seek accountability for the continued delay in bringing this equipment into operation which is a breach of the contract we agreed to.

7. Building F Restoration Project

Significant progress continues on the restoration of Building F. Owners who have visited the property may have noticed the improvements, and the building is beginning to show a substantial transformation.

Work completed or underway includes:

- **Retaining walls:** Previously exposed areas have been addressed, and the walls have been plastered awaiting curing before painting.
- **Roof:** The roof has been completed and inspected passing all test for proper installation of the coating giving us a life span of 5 years minimum on the coating this will be maintained by a twice a year light cleaning to remove deposits.
- **Eastern fascia board:** The fascia board on the building is also 75 % completed all repairs and replacements of rotted wood have been replaced.
- **Overhang:** Work continues on sealing the overhang to ensure no intrusion.
- **Painting:** Several sections of the building have been painted, significantly improving its overall appearance at the 50% mark.
- **Entry doors and landings:** Work is progressing on the rear portion of the building, where the entry doors and landings are located doing repairs to the stairs and landings.

We anticipate approximately two more weeks of work before the plywood surrounding the columns can be removed, allowing the columns to be exposed.

The project continues to progress, and we appreciate everyone's patience as this important restoration work moves forward. These improvements are intended to address structural concerns while enhancing the appearance and condition of the building.

8. R4 and R5 Decks, Railings, and Painting

The decks and railings for Units R4 and R5 have received much-needed maintenance. This work revisits a project that was previously completed earlier in 2026; however, the original work required further attention to ensure the surfaces were properly prepared and refinished.

The recent work included:

- **Deck resurfacing:** The decks were resurfaced to improve their condition and appearance.
- **Wood repairs:** Wood filler was applied to address areas requiring attention.
- **Sanding and preparation:** The affected surfaces were sanded and properly prepared for finishing.
- **Priming and painting:** The decks and railings were primed and painted to improve their appearance and provide additional protection.

Although the decks and railings would benefit from more extensive repairs or eventual replacement, we were able to complete the necessary maintenance to extend their usable life. This approach allows the Association additional time to plan and budget for a larger restoration or replacement project in the future.

These repairs are an interim maintenance measure rather than a permanent solution. Our goal is to preserve the existing structures for as long as reasonably possible while managing costs responsibly.

Additionally, the office will be coordinating in the next two weeks painting work in the lobby area and along the front of the building, extending toward the sides and sea facing of R4 & R5. This work will provide R4 and R5 with a much-needed fresh coat of paint, improving their appearance and helping maintain the overall condition of the property.

9. Gallery Inspections and Structural Concerns – Building D

As part of the Association's ongoing property inspections, the galleries in Building D have been evaluated, and a quotation for the necessary repairs is being prepared.

The inspection identified serious concerns with several of the lower galleries. In certain areas, the galleries appear to be leaning beyond acceptable limits, indicating that the issue may extend beyond deteriorating or spalling concrete. Additional structural support may be required.

Of particular concern is the lower gallery at Unit D1, where the structure appears to be deteriorating and sagging. One of the galleries may not be safe for owners to access at this time. The Association is treating this matter as a safety priority.

Potential corrective measures under consideration include:

1. Constructing a retaining wall beneath the affected section of Building D.
2. Installing an appropriate footing after completion of the retaining wall.
3. Erecting structural support columns to provide additional support for the galleries.

These proposed measures remain subject to further evaluation, engineering requirements, and cost considerations.

We will provide additional updates as the repair proposal is finalized and the next steps are determined.

On all the other galleries our contractor has evaluated most of the galleries where owners requested inspections we are awaiting a quote for all the repairs and scheduling will follow.

10. Police Surveillance and Security Updates

The Association continues to communicate with the Police Department regarding the security incident that occurred on the property several weeks ago.

As part of its ongoing efforts to monitor the area and improve security, the Police Department has advised that officers may periodically be on site with lights on followed by a unmarked car. All vehicles will display the VIPD license plate and will not engage with owners unless necessary. This will operate as a deterrent to individuals knowing police presence is random to the property.

We appreciate the continued cooperation of owners who have assisted law enforcement by sharing information and footage. If you have relevant information or security footage that may assist the Police Department, please continue to report it through the appropriate channels.

The Association will remain in communication with law enforcement and continue evaluating additional security improvements to help protect the community.

11. Landscaping and Property Visibility Improvements

Landscaping improvements have been underway in several areas throughout the property, with particular attention given to the hedges surrounding Building H.

The hedges around Building H have been addressed as part of our ongoing efforts to establish a consistent landscaping standard that improves visibility throughout the complex. Moving forward, we intend to maintain hedges and vegetation at appropriate heights to provide clearer sightlines, improve visibility around buildings and walkways, and support the Association's overall security efforts.

12. Wastewater Final Holding Tank Inspection and Remediation

The Association's final wastewater holding tank at the plant was recently inspected, and roots were discovered inside the tank. (photos provided) The tank will be repaired and properly sealed, following a process similar to the sealing work performed on our cisterns. Chipped hydraulic cement and coated.

This work is intended to improve the integrity of the tank and help prevent further intrusion, supporting better wastewater quality and improved clarity in the treated water moving through the system.

A few weeks ago, mud was detected in the holding tanks located on the hill, prompting further investigation into the possible source of the issue. Our investigation led us back to the wastewater treatment plant, where the roots were subsequently identified in the final holding tank in the plant.

Closing

On behalf of all staff and the Board, thank you for your continued patience, cooperation, and support as we work to maintain and improve Coakley Bay.

We remain committed to addressing outstanding concerns, prioritizing safety, and protecting the long-term interests of the Association and its owners.

Sincerely,

Kyshama Montes-Belardo
Coakley Bay Association

Attachment: Latest water testing results & Photos

OCEAN SYSTEMS LABORATORY, INC.

4049 LaGrande Princesse, Suite 2
Christiansted, St. Croix, VI 00820-4318
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http://OceanSystemsLab.com || jean@OceanSystemsLab.com

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

Last Sample Date: 09/10/2026 Last Arsenic: 07/09/2013 Last Disinfection By Product: 07/09/2013 Last IOC:
Last Cyanide: Last Lead/Copper: Last VOC:
Last Nitrate: 07/20/2016 Last Radiological:

Sample Number: 102041
Sample Type: Routine
Volume: 100 (ml)
Chlorine: 0.09 (mg/L)
Turbidity: 0.85
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: 10/16/2026 Time: 13:00
Sample Location: KITCHEN FAUCET F-14
Received By: Stanley, Amber (Signature on File)
Date Received: 10/16/2026 Time: 15:15
Temperature: 2 (ï¿½ Centigrade) IPC: Yes
Analyst: Stanley, Amber (Signature on File)
Date Analyzed: 10/16/2026 Time: 15:48
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.

OCEAN SYSTEMS LABORATORY, INC.

4049 LaGrande Princesse, Suite 2
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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: 09/10/2026 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: 102026

Sample Type: Routine
Volume: 100 (ml)
Chlorine: 1.17 (mg/L)
Turbidity: 1.47
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: 10/15/2026 Time: 14:02
Sample Location: KITCHEN FAUCET G-3
Received By: Stanley, Amber (Signature on File)
Date Received: 10/15/2026 Time: 15:31
Temperature: 2 (ï¿½ Centigrade) IPC: Yes
Analyst: Stanley, Amber (Signature on File)
Date Analyzed: 10/15/2026 Time: 16:17
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.