COAKLEY BAY ASSOCIATION

BIWEEKLY MANAGEMENT REPORT

November 6, 2026

1. Swimming Pool Repairs and Plumbing Improvements

The swimming pool repairs are progressing very well, with work moving forward as anticipated.

Skimmer Replacement

The pool decking has been carefully cut to provide access for the replacement of the existing skimmers. New plumbing has been installed, with each skimmer individually piped directly to the pump room to improve the overall plumbing configuration and functionality of the system.

Pool Drain Line Replacement

During the course of the repairs, we discovered that the existing pool drain line was compromised by tree roots, with a plant actually growing out of the pipe. In addition to the root intrusion, we discovered that the existing drain line was only one inch in diameter, which is considerably undersized for the intended application.

This issue was initially brought to my attention by an owner earlier last month. Rather than attempt to clear or repair an inadequate and compromised line, we have elected to remove the existing pipe and install a completely new drain line. The replacement will exit at the same location but will increase the pipe size from one inch to two inches, providing a more appropriate drainage capacity.

2. F Building Restoration and Concrete Repairs

Work on F Building continues to progress, with several areas of restoration now moving forward.

- **Columns:** The boards surrounding the columns have been removed, exposing the finished concrete columns and the reconstructed landing.
- **Staircases:** Painting underneath the staircases has begun. All staircases have also been primed in preparation for their new paint application.
- **Staircase Finishes:** The vertical faces of the stairs will be painted pink. The actual walking surfaces will receive a cement-gray finish incorporating textured sand to provide adequate traction.
- **Concrete Repairs:** Concrete repairs have begun on the landing leading to unit F14 above and below.

- **Retaining Walls:** All retaining walls surrounding the building have been primed in preparation for painting.
- **Railings:** We are preparing to paint the entrance railings using a direct-to-metal primer and paint system to ensure proper adhesion and protection against the elements.

Once the railing work is completed, we will proceed with painting the building walls and staircases.

Gallery Structural Support and Remediation

We have received a quotation addressing the structural concerns associated with the building's galleries.

Because these galleries are constructed primarily of wood, the lack of proper support has contributed to continued concrete spalling and deterioration. We have been advised to have columns installed for support.

As an initial corrective measure, we will be installing **11 support columns beneath the L Building balconies** to provide additional structural support. This work is intended to reduce further deterioration and minimize continued cracking and movement of the balconies.

The objective is to address the underlying structural concerns rather than continue making surface repairs that do not resolve the source of the deterioration.

3. F Building Roof and Pest Intrusion Mitigation

One of the ongoing concerns with F Building has been the intrusion of bats and other pests through the roof overhang.

Previous attempts by prior general managers to correct this issue were unsuccessful. We are pleased to report that we have now successfully closed off all sides of the F Building roof overhang, addressing the openings that had allowed pests to enter the building.

During this process, we also discovered that some of the pests had established themselves within the ceiling cavities.

As previously reported, bats and, on occasion, bees had been entering the ceiling spaces and remaining there. This situation became particularly concerning in unit F11 and has been ongoing for about 3 years, which was identified as one of the most severely affected areas.

Unit F11 Inspection and Remediation

An inspection of F11 was conducted this week, revealing an extreme accumulation of bat guano and the presence of bats within the unit's ceiling area.

The Association has received a quotation for the necessary remediation, and we will be working toward addressing this situation.

As an immediate measure, an access opening was created in the roof from inside F11 to allow the bats and any remaining wildlife to exit naturally as the sun goes down. We believe this has allowed the animals to vacate the affected area.

We will continue working toward fully mitigating the situation and ensuring that the affected areas are properly addressed.

G10 Bee Removal

In addition to the work being done in F Building, we also addressed a significant bee infestation in unit G10 this week.

To access the hive, we had to cut an access opening in the gallery roof of G10 to reach and remove a substantially large bee colony. After removing the hive, we allowed time for the remaining bees to dissipate from the area before closing the ceiling back up.

This is another example of why early reporting of pest activity is so important and addressing quickly is just as important.

Important Reminder to Owners – Bees and Bats

We are asking all owners, particularly those in G and F Buildings, to immediately report any sightings or concerns involving bees, bats, or other pests entering their units or establishing themselves in ceiling spaces, galleries, or other areas of the buildings.

The sooner we are made aware of an issue, the easier and less expensive it is to address. Once bees establish a colony and a queen is present, removal becomes considerably more complicated and often requires additional access and remediation work.

We cannot emphasize enough the importance of reporting these issues as soon as they are noticed. Whether you see bees entering a roofline, hear activity in a ceiling, or notice bats entering an enclosed area, please notify me immediately.

My goal is to address these situations before they become larger, more expensive problems for the Association and our owners.

4. Property Entrance Wall and Electrical Improvements

The wall at the entrance of the property has now been completely primed and painted, giving the entrance a refreshed and more finished appearance.

Beginning next week, we will move forward with replacing the lighting fixtures located above this wall. Additionally, we have received a shipment of supplemental lighting fixtures that will be installed throughout the property as part of our ongoing lighting improvements.

Electrical Assessment and Corrective Work

During recent inspections, our new maintenance employee, Dean, who brings considerable electrical experience, identified several concerns with previously installed lighting wiring throughout Coakley Bay.

We discovered that some of the wiring previously used for exterior lighting was interior-grade wiring and, in other locations, had been installed without protective conduit.

Dean is currently conducting an assessment of these installations and making the necessary corrections to bring the affected wiring installations to a more appropriate and protected standard.

5. Starlink Installation and Security Camera Improvements

We are pleased to report that Starlink has now been successfully installed in **Buildings J, G, and F**.

With these installations completed, we are moving forward with expanding our security camera coverage throughout these areas.

The existing cameras currently on-site will be routed and integrated into the newly connected buildings where applicable.

Additionally, a new camera system has been ordered, and we are currently awaiting delivery of the equipment.

We anticipate that the new camera system will in very soon.

This improvement will expand our security coverage and provide better monitoring capabilities throughout the property.

6. H Building – Water Pressure Repairs

The ongoing water pressure issue affecting H Building appears to have been successfully repaired by our outside contractor, who was able to determine the issue and resolve. We are very happy to report that the issue appears to have been rectified.

7. Closing Remarks – Continued Property Improvements

We continue to make improvements throughout the property, and we encourage all owners to take a walk around F Building and the other areas mentioned in these report where work is currently taking place. Seeing these improvements firsthand provides a much better appreciation of the changes happening throughout Coakley Bay.

I believe it is important that we recognize and appreciate the work being done across the property. Many owners have expressed their gratitude and appreciation for the progress being made, and we are thankful for that encouragement. Sometimes, taking a walk through a section of the property where you may not reside allows you to see the improvements, ongoing projects, and future work that are planned for the community as a whole.

We also want to extend our sincere thanks to everyone who has taken the time to send emails, share comments, and acknowledge the efforts of our staff. Please know that every compliment and expression of appreciation received is shared with our employees. Their hard work, dedication, and commitment to Coakley Bay deserve recognition, and it means a great deal to them to know that their efforts are noticed and appreciated.

Thank you to all our owners for your continued support, encouragement, and confidence as we continue working to improve and maintain Coakley Bay.

Sincerely,

Management
Coakley Bay Association

























