Weekley Report June 18th 2026

Good Afternoon Owners,

I would like to provide an update on several projects and issues we have been working on this week. Some items have been completed, while others remain works in progress.

1. Water Storage Levels
Coakley Bay has placed all units on the F and G cistern systems. I am pleased to report that our water levels remain well above the 5-foot minimum threshold that I strive to maintain at all times.

2. Plumbing Remediation
We have completed approximately 30% of the plumbing remediation work required to meet DPNR guidelines. With the assistance of our licensed plumber Mr. Pilgrim , Matt, and Kaleef, we anticipate completing the remaining work next week.

3. Reverse Osmosis (RO) System
The RO system was serviced this week, and several components were replaced. Matt worked alongside Kaleef to complete the repairs efficiently. The system is now operating well and, if production continues as expected, should generate approximately 10,000 gallons of water within the next 48 hours.

4. Water Testing Results
I am happy to report that our latest water test results have passed all required standards, and our chlorine levels are within acceptable ranges. The laboratory results are attached and will be shared with both DPNR and the Department of Health.

5. Property Lighting Improvements
Additional lighting has been installed today I know everyone saw the big blue trucks light were installed behind the F and G parking areas as well as Building E to improve visibility and safety. This will continue next week as I continue to evaluate owners complaints that I am finding.

6. Mortgage Financing Opportunity for Owners I am pleased to announce that, after working with Melanie Cruson to explore financing options for Coakley Bay owners, we have confirmed that mortgage financing may be available despite the ongoing litigation involving the Association.

For more information, please contact:

Melanie Cruson
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Virgin Bay Mortgage is a DBA of Pike Creek Mortgage Services, Inc. (NMLS #130829).

7. Secondary Water Filters Survey

Thank you to all owners who responded to my recent email regarding secondary filtration systems installed within your units. Your responses were extremely helpful.

A list of participating units will be maintained in the office and shared with our laboratory. This will allow the laboratory to independently select units for random sampling. To ensure transparency and maintain the integrity of the testing process, management will not influence or restrict the selection process utilized by our laboratory or regulatory agencies.

8. Pool Water Treatment Update
Our pool was retested as promised today at 12noon and unfortunately did not yet meet the standards required for installation of the new chlorination pumps.

We continue to make progress in reducing the copper levels in the pool water. Copper levels have decreased from 3.50 ppm to 2.70 ppm.

Based on recommendations from Nancy and Mike at Pool Works, we are continuing treatment with one gallon of Metal Gone every 48 hours. An additional treatment was administered today, along with 12 ounces of phosphate remover, after phosphate levels increased from 0 to 707 over the past two days.

When I inquired whether our maintenance activities may have caused the increase, I was advised that environmental factors are the most likely cause. Our pool area is highly exposed to the elements, including Sahara dust and wildlife activity, both of which can affect water chemistry.

Throughout the weekend, Kaleef will return on Saturday to clean and backwash the filters, administer another Metal Gone treatment, and prepare the pool for retesting on Monday morning at approximately 10:00 a.m.

I will continue to keep owners informed as additional information becomes available.

Thank you all for your continued support, patience, and cooperation as we work to improve and maintain our community.

Respectfully,

Kyshama Montes-Belardo
Office Manager
Coakley Bay Condominium Association