Weekly Report June 26, 2026

Good Afternoon Owners,

I would like to provide everyone with a weekly update on the progress being made throughout our community. We continue to make significant progress on several operational projects while focusing on maintenance, regulatory compliance, and long-term improvements to our infrastructure.

1. **DPNR Plumbing Compliance**

I am pleased to report that the plumbing remediation project required by DPNR has been completed and is now ready for inspection. We anticipate the final inspection taking place sometime next week, which will mark another important milestone toward full regulatory compliance.

2. **Reverse Osmosis (RO) System**

The Reverse Osmosis (RO) system continues to operate well and is producing water consistently.

Matt, our RO specialist, has completed a comprehensive **Chlorination Instruction Guide** that will serve as a permanent operating manual for our staff. The guide explains how to accurately calculate chlorine dosage based on water levels, perform in-house water testing, and properly record testing data required for our reports to DPNR.

Matt will also be providing additional training to our maintenance staff to ensure our two newest team members become fully proficient in operating the system. In addition, members of our landscaping team will receive cross-training so they are capable of assisting with water operations whenever necessary.

3. **Water Quality Testing**

am pleased to report that this week's water quality testing again passed all required standards.

Although our chlorine residuals were slightly lower in F Cistern than our target, they remained within acceptable limits. This occurred because the laboratory collected samples one day later than scheduled, which coincided with the transfer of water into the F cistern system.

To prevent this from occurring in the future, we will begin maintaining a chlorine residual of approximately **1.0 ppm** whenever water levels at the office cistern are reduced prior to laboratory sampling.

The laboratory results have been submitted to both DPNR and the Department of Health, and a copy of the results is attached for your review.

Maintaining safe, high-quality drinking water continues to be one of management's highest priorities.

4. **Property Lighting Improvements**

Additional solar lighting was installed this week at the community entrance sign and along the entrance wall. As you enter the property, please take a moment to notice the improvements.

This transition to solar lighting will help reduce electricity costs while minimizing future maintenance and repairs associated with our aging electrical infrastructure.

We will continue evaluating additional locations throughout the community where improved lighting can enhance both safety and appearance.

5. **Pool Restoration Update**

I am excited to report that the pool has now been completely filled and the water is looking exceptionally clean and clear.

Over the past several days, Lenn DePalma and Colon have conducted a thorough evaluation of the pool equipment and identified several opportunities to improve both efficiency and reliability.

Some of the improvements currently underway include:

* Increasing the circulation piping from the existing 2-inch lines to larger piping, allowing significantly greater water flow. This will improve filtration efficiency and greatly reduce the amount of time our pumps need to operate each day.

* Correcting the plumbing configuration of the pool heater. The chlorination system was previously installed so that highly chlorinated water flowed directly into the heater, which can significantly shorten the life of the equipment. This will be corrected by properly relocating the chlorination equipment.

* Replacing two aging ANSI flanges that were found to be cracked. Rather than installing identical obsolete components, they will be upgraded to a modern 4-inch double-union ball valve system, making future maintenance much easier.

* Correcting the installation of the salt chlorination cells. They were originally plumbed incorrectly in parallel rather than in series, reducing their overall effectiveness. This configuration will be corrected as part of the ongoing improvements.

Chemical balancing has now begun, and work on these mechanical upgrades will continue throughout the weekend.

If progress continues as expected, we anticipate the pool being ready to reopen by the middle of next week ahead of the 4th of July Party.

6. **Looking Ahead**

Next week our primary focus will include:

* Final DPNR inspection of the completed plumbing remediation project.

* Completion of 5 required reports for DPNR as the final stage of inspection.

* Transitioning from weekly to biweekly water quality testing upon successful completion of all DPNR inspections and regulatory requirements.

* Continuing property lighting improvements throughout the community.

* Completing the pool equipment upgrades and reopening the swimming pool.

* Maintaining weekly water quality testing and monitoring.

* Addressing ongoing maintenance projects throughout the property.

7. **Door Installation**

I am pleased to report that the entry door replacement project is now underway. Eddie and his team have begun installations and are making excellent progress. The work is

moving efficiently, and we anticipate continuing installations over the coming weeks until the project is complete.

Thank you all for your continued patience, support, and cooperation as we continue improving Coakley Bay. While there is still work ahead, I am very encouraged by the progress our team has made over the past several weeks. We remain committed to improving our community while keeping owners informed every step of the way.

I hope everyone has a safe and enjoyable weekend.

Respectfully,

Kyshama Montes

Office Manager