Weekly Update 7-2-2026

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 continues to supply all units utilizing the F and G cistern systems. I am pleased to report that our water storage levels are now **above 7 feet**, well exceeding the minimum threshold that I strive to maintain at all times.

2. Water Testing Results

I am pleased to report that our water test results for this week are attached and remain in full compliance with all required standards. Chlorine levels continue to be within acceptable ranges.

These results will continue to be shared with both DPNR and the Department of Health as part of our ongoing compliance process.

3. Property Lighting Improvements

We have continued installing additional lighting throughout the property. We are very pleased with the positive feedback received from owners and guests.

This work will continue next week, extending toward the N and M buildings as additional lighting equipment arrives.

4. Entry Door Installations

The installation of entry doors is ongoing. While a few minor issues have been identified, the vendor continues to work diligently through the property to complete installations in a phased and orderly manner.

5. Pool Status

The pool is now fully operational. Electrical and plumbing standards are currently being updated to ensure full compliance, and once completed, the pool heater will be brought back online.

Salt has now been introduced into the system, and pool chemistry is currently excellent and stable.

We will continue monitoring water conditions closely as final system adjustments are completed.

6. DPNR Compliance Update

The final step for DPNR compliance has been submitted. We are currently awaiting final feedback and will provide updates as soon as results are received.

Future Projects

Following recent concerns raised by owners in Building F, we have obtained preliminary quotes to reassess the roof, which was not completed to standard.

As a result, we will be addressing the roof, as well as correcting openings in the overhang that have allowed bats, bees, and birds to nest, creating ongoing nuisance issues and recurring expenses for the Association.

Following these repairs, we will proceed with railing inspections, balcony assessments, and necessary concrete repairs. Once all structural issues have been properly addressed, Building F will be scheduled for full exterior painting.

We will also be working on improving our nursery area, along with undertaking extensive tree trimming in preparation for hurricane season. All trees located near buildings will be assessed, as well as trees that obstruct gallery views. In addition, these trees can contribute to rodent movement between buildings, and this will be addressed as part of the overall vegetation management plan.

Many other things are being addressed to numerous to mention.

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

Finally, please make sure not to miss the Spirit Committee's 4th of July Party at the Pool.

Respectfully,

Kyshama Montes
Office Manager
Coakley Bay Condominium Association