Coakley Bay Condominium Association
Weekly Management Update

Good Afternoon Owners,

I would like to provide an update on several projects and initiatives completed or underway this week. Management remains committed to transparency, regulatory compliance, and protecting the Association's infrastructure while planning responsibly for the future.

1. Pool Improvements

I am pleased to report that the pool is fully operational, and we successfully met our goal of reopening it in time for the Spirit Committee's 4th of July celebration.

New plumbing was installed and the pool heater was relocated to a more appropriate location alongside the other equipment, improving accessibility, organization, and compliance with current standards. During the coming week we will continue beautifying the equipment room, bringing electrical systems up to code, and placing all wiring in conduit to provide a cleaner and safer workspace. Management will continue monitoring pool operations and water chemistry. Photographs are attached.

2. Water Quality Update

There was no water sampling conducted this week as Coakley Bay has successfully transitioned to the bi-weekly testing schedule while continuing to work with DPNR toward full compliance. This milestone reflects our continued progress and management will share future laboratory results as they become available.

3. Well Appropriation Permit Update

During a review of the Association's regulatory permits, management identified that the renewal and expansion of the water appropriation permits for Wells #1 and #3 remained outstanding prior to my assuming responsibility for operations. A second request for supporting documentation was issued by DPNR in January 2026.

This week, with the continued behind-the-scenes assistance of Stephanie Mann, even after her departure from the Board of Directors in 2024, management completed the rental occupancy analysis and assembled the remaining documentation. All requested information was immediately submitted to DPNR for review. We appreciate Stephanie's assistance and now await DPNR's decision.

4. Community Occupancy Data

Management continues tracking total occupancy of the community, including all residents—not just renters. Accurate occupancy data supports DPNR reviews for drinking water and wastewater capacity, strengthens future grant applications, assists with infrastructure planning, emergency preparedness, and helps position the Association for funding opportunities that may reduce future costs to owners.

5. Wastewater Treatment Plant Assessment

MG Wastewater Services began a comprehensive assessment of the wastewater treatment plant on July 6, 2026. The inspection identified operational, maintenance, and regulatory deficiencies involving the lift stations, aeration basin, clarifier, sand filter, holding tanks, and reporting requirements. The assessment also identified outstanding permit renewals, DMR reporting, and discharge fee requirements.

Management is actively addressing these items. MG Wastewater Services will provide staff training and a comprehensive Standard Operating Procedures (SOP) manual. Routine preventative maintenance will become a priority to improve reliability, maintain compliance, and reduce future repair costs. A detailed assessment has been provided to the Board.

6. Building F Assessment and Proposed Repairs

Building F has been evaluated to determine the repairs necessary to protect the building and extend its service life. The proposal includes structural crack repairs, staircase and landing repairs, a reinforced support column, complete exterior preparation and painting, roof restoration, fascia repairs, and painting of all galleries and railings.

The total proposed project cost is $94,000. This is the only proposal received that fully complied with the Association's requirements, including licensing, insurance, certifications, and supporting documentation. The contractor also holds Uniflex Fluid Applied Roofing Systems Certification, allowing the project to qualify for a Sherwin-Williams manufacturer's warranty. The proposal is currently under Board review. Photographs documenting Building F's condition are attached.

7. Nursery Area Improvements

A separate proposal has been received to replace the nursery fencing, install a new gate, and construct a concrete driveway/slab for the Association's woodchipper. The proposed cost is $14,000 and is currently under Board review.

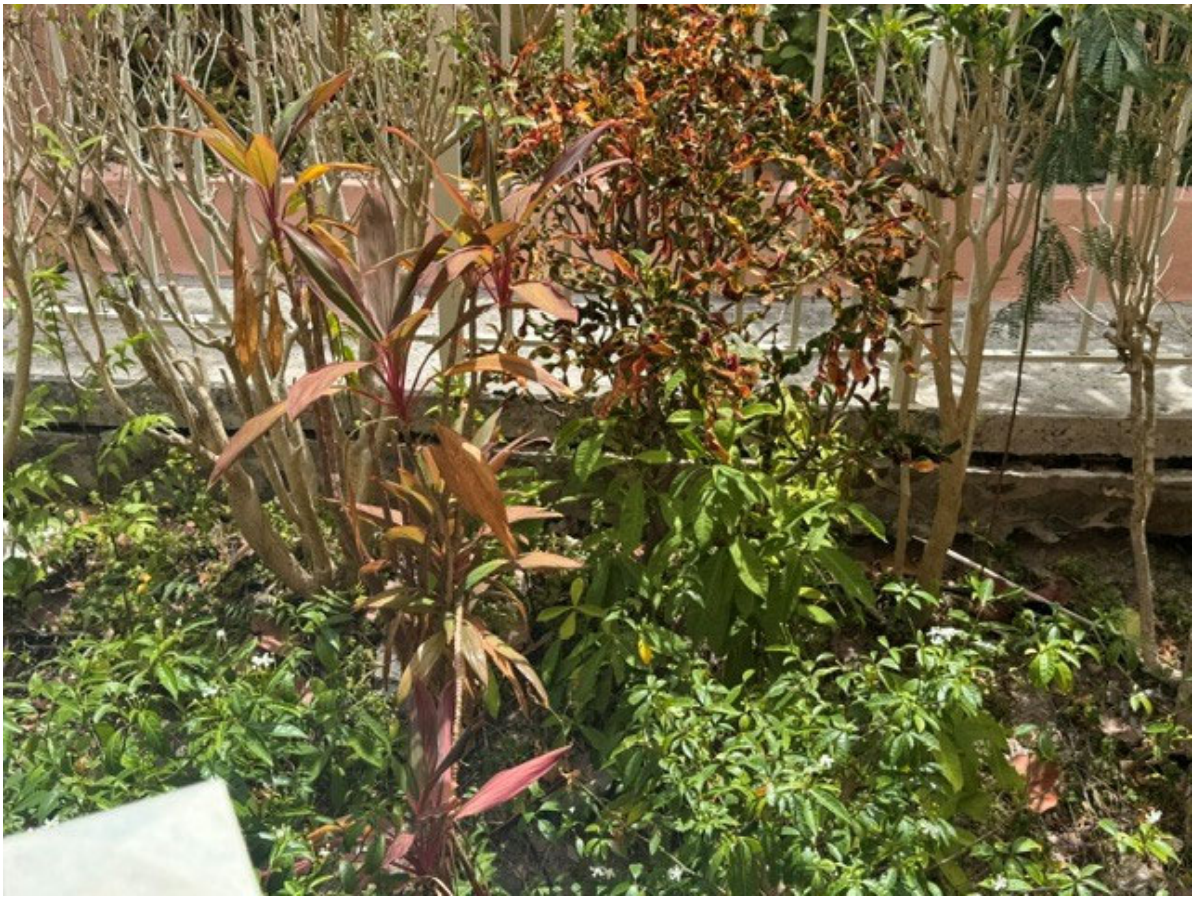
8. Proposed Payment Plan

The contractor has proposed an interest-free payment plan covering the Building F and Nursery projects totaling $108,000. The proposal includes a $30,000 initial deposit followed by 12 monthly payments of $6,500. According to the contractor, additional approved projects may be incorporated provided the Association maintains its monthly payment obligation. The proposal is under Board review.

Thank you for your continued support, patience, and cooperation as we continue improving Coakley Bay.

Respectfully,

Kyshama Montes
Office Manager
Coakley Bay Condominium Association





Issues not part of quote



Landing falling



Landing Higher Level



Landing Upper Level



Leaking holding tank



Life station float stuck and would not register level



Lift Station 2



Mr. Greenridge walking the holding tanks



New modern valves replaced



Opening in newly placed PVC board done 12-2025



Other Cracked Stairs



Pool plumbing in progress



Signs of previous poor repairs



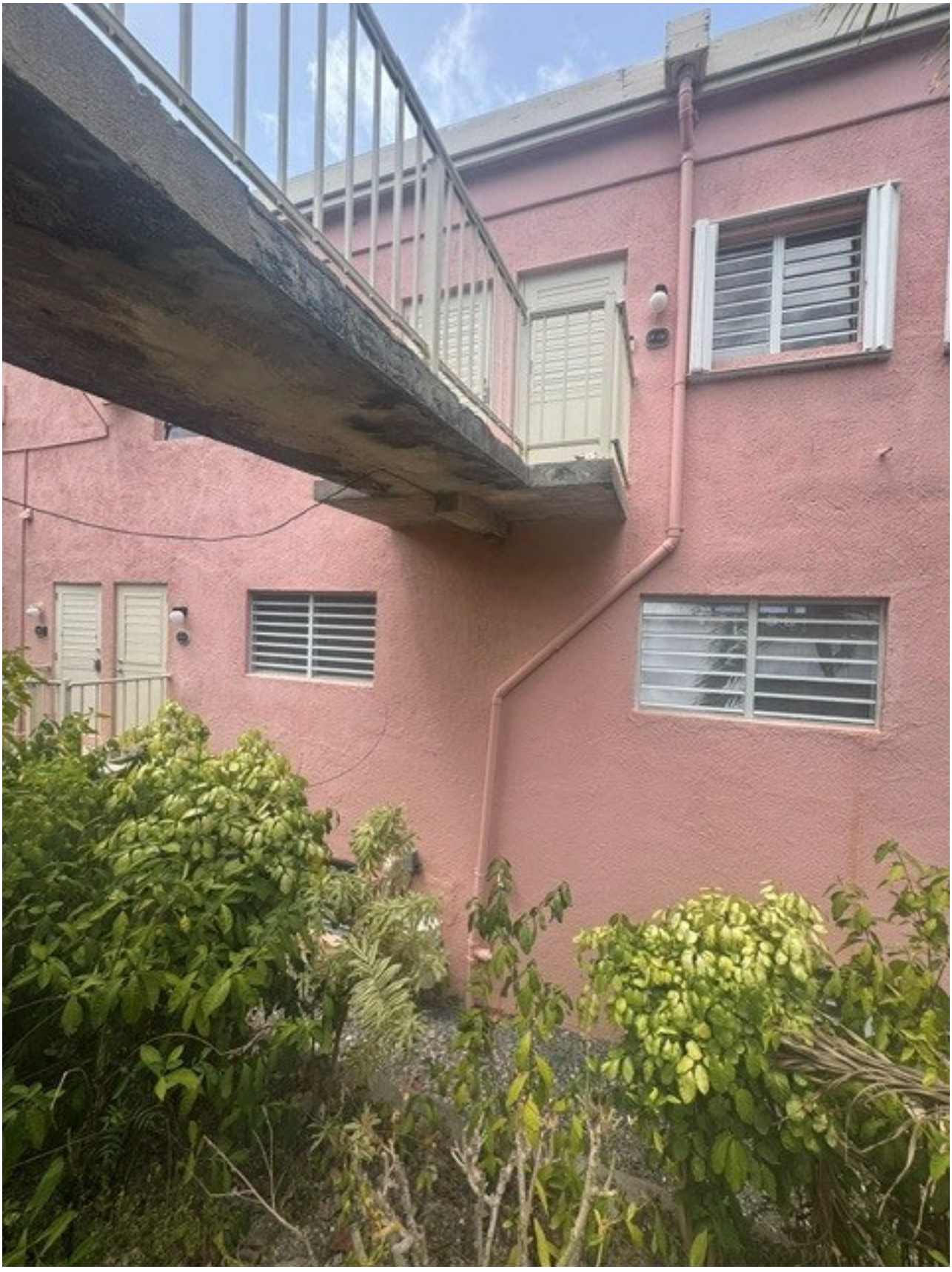
Signs of repairs that did not hold



Sludge



Unsupported landing



Unsupported landing needs support



Unsupported landing falling apart



Unsupported upper landing