Dear Owners,

Below is an update on recent work and ongoing projects throughout the community.

Wastewater Treatment Plant

Rehabilitation of the wastewater system is back up and running, with progress photos shared.

M.G. Waste Management Services identified one non-functional lift station pump, which will be replaced next week along with installation of a pulley system for maintenance.

The permit application and fees for the expired wastewater permit have been submitted, and we are awaiting confirmation from DPNR.

Internet Service Initiative

Efforts to improve internet service continue.

Surveys were distributed this week to gather information on current providers, service quality, and satisfaction. This feedback will guide evaluation of potential improvements.

Thank you to those who have responded. If you have not yet completed the survey, please do so.

Property Maintenance

Ongoing maintenance activities include:

* Landscape maintenance in the grey water storage tank field (updated photos attached) Tanks will be labeled this coming week.

* Pool pump room repainting completed;

* Routine inspections of common areas

* Preventative maintenance across the property

* Painting of car stops and retaining walls will be done by our staff (please observe posted signage)

Capital Project

Preparation is underway for projects at F Building and the nursery area. Owners will receive 48-hour notice of parking restrictions.

Before the works starts, we hope in August, during working hours (7:30 AM to 4:00 PM), no parking will be permitted directly behind or in front of F Building. Long-term parked vehicles will be relocated. Also we also ask that all Items be cleared from your galleries for painting light fixtures and fans removed if you are on island until painting is completed.

Owners who rent their units should notify property managers and guests. Please follow all posted signage and exercise caution in work areas.

Water System

This week, our maintenance team completed an emergency repair to a broken section of the main water line. The system was fully shut down during removal and replacement of the damaged pipe.

After allowing proper curing time, the system was repressurized and inspected for leaks before restoring service to all buildings.

We appreciate your patience during this interruption, which was necessary to maintain a safe and reliable water system.

Routine Water Testing

Required DPNR water testing was completed last week, with all results within acceptable standards.

Special Thank You

Thank you to the volunteers assisting with ongoing projects and supporting operations.

Employee Appreciation Lunch

Also, to the owners who surprised us all with a wonderful luncheon and a generous gift. Thank you from all of us (Alex we appreciate all of you who continue to support us it is an amazing feeling for people to acknowledge your hard work and dedication.

Staff Birthday – Lahassie Lake July 21st 2026

Lahassie Lake will celebrate his birthday on Tuesday, July 21. Please wish him a happy birthday.

Thank you.

Sincerely,

Kyshama Montes

Office Manager

Coakley Bay Association

5000 Estate Coakley Bay

Christiansted, St. Croix 00820

(340) 773-9600

OCEAN SYSTEMS LABORATORY, INC.

4049 LaGrande Princesse, Suite 2
Christiansted, St. Croix, VI 00820-4318
Tel: (340) 718-3246 || Fax: (340) 718-3800
http://OceanSystemsLab.com || jean@OceanSystemsLab.com

MONTHLY COLIFORM ANALYSIS FORM / CHAIN OF CUSTODY

System Name: **Coakley Bay (F) (Bldg. A)**
PWS ID: 3000112 Type ID: TNC
Sample Loc: Pump Room Faucet

Sampler: Martinez, Carmelo
Phone: (340) 643-0821 Route No: 5
Email:

Physical Location	Mailing Location
5000 Coakley Bay Christiansted, St. Croix, VI 00820-0000	5000 Coakley Bay Christiansted, St. Croix, VI 00820-0000
Contact: General Manager Phone: (340) 773-9600 Cell: Fax: (340) 773-1772 Email:	Manager: General Manager Phone: (340) 773-9600 Cell: (340) 513-9706 Fax: (340) 773-1772 Email:

Last Sample Date: 05/12/2026 Last Arsenic: 07/09/2013
Last Cyanide:
Last Nitrate: 07/20/2016

Last Disinfection By Product: 07/09/2013 Last IOC:
Last Lead/Copper: Last VOC:
Last Radiological:

Sample Number: 101299
Sample Type: Routine
Volume: 100 (ml)
Chlorine: 0.83 (mg/L)
Turbidity: 1.38
Background: NA
Total Coliform: A (A or P)
Fecal Coliform: NA (A or P; NA)
E. coli: A (A or P)
pH:
TDS: (mg/L)

Sampler: Martinez, Carmelo (Signature on File)
Date Taken: 07/07/2026 Time: 09:36
Sample Location: F-9 Kitchen sink
Received By: Stanley, Brittani (Signature on File)
Date Received: 07/03/2026 Time: 12:33
Temperature: 5 (ï¿½ Centigrade) IPC: Yes
Analyst: Stanley, Brittani (Signature on File)
Date Analyzed: 07/07/2026 Time: 15:21
Method: Colilert-18
Retest Necessary: No (Yes / No)

Definitions: A: Absence; P: Present
IPC: In Process of Cooling (Samples arrived in cooler with ice or ice packs.)
MF: Membrane Filtration SM 20th Ed. 9222B, 9221E (fecal coliform), 9221 F (e.coli)
Colilert-18: SM 20th Ed. 9223

Maximum Contamination Limit: Turbidity - 1; Coliform - Negative; TDS - 500 mg/L; pH - 6.5 to 8.5

Comments / Notes: Your water supply tested negative for Total Coliform. No further testing is required for this month.

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MONTHLY COLIFORM ANALYSIS FORM / CHAIN OF CUSTODY

System Name: **Coakley Bay (G) (Bldg. J)**
PWS ID: 3000113 Type ID: TNC
Sample Loc: Pump Room Faucet

Sampler: Martinez, Carmelo
Phone: (340) 643-0821 Route No: 5
Email:

Physical Location	Mailing Location
5000 Coakley Bay Christiansted, St. Croix, VI 00820-0000	5000 Coakley Bay Christiansted, St. Croix, VI 00820-0000
Contact: General Manager	Manager: General Manager
Phone: (340) 773-9600	Phone: (340) 773-9600
Cell: Fax: (340) 773-1772	Cell: Fax: (340) 773-1772
Email:	Email:

Last Sample Date: 05/12/2026 Last Arsenic: 07/09/2013
Last Cyanide:
Last Nitrate: 07/20/2016

Last Disinfection By Product: 07/09/2013 Last IOC:
Last Lead/Copper: Last VOC:
Last Radiological:

Sample Number: 101300
Sample Type: Routine
Volume: 100 (ml)
Chlorine: 0.18 (mg/L)
Turbidity: 1.48
Background: NA
Total Coliform: A (A or P)
Fecal Coliform: NA (A or P; NA)
E. coli: A (A or P)
pH:
TDS: (mg/L)

Sampler: Martinez, Carmelo (Signature on File)
Date Taken: 07/07/2026 Time: 09:29
Sample Location: G-9 Bathroom sink
Received By: Stanley, Brittani (Signature on File)
Date Received: 07/07/2026 Time: 12:33
Temperature: 5 (ï¿½ Centigrade) IPC: Yes
Analyst: Stanley, Brittani (Signature on File)
Date Analyzed: 07/07/2026 Time: 15:21
Method: Colilert-18
Retest Necessary: No (Yes / No)

Definitions: A: Absence; P: Present
IPC: In Process of Cooling (Samples arrived in cooler with ice or ice packs.)
MF: Membrane Filtration SM 20th Ed. 9222B, 9221E (fecal coliform), 9221 F (e.coli)
Colilert-18: SM 20th Ed. 9223

Maximum Contamination Limit: Turbidity - 1; Coliform - Negative; TDS - 500 mg/L; pH - 6.5 to 8.5

Comments / Notes: Your water supply tested negative for Total Coliform. No furtber testing is required for this month.