Dear Coakley Bay Owners,

I hope everyone is doing well. Below is this week's update on the ongoing projects, maintenance efforts, operational activities, and improvements taking place throughout the community.

Water System

Our Reverse Osmosis (RO) system continues to perform as expected and remains a reliable source of water production for the community. This week, the system received several maintenance parts that had been ordered as part of our preventative maintenance program. These components were installed to help ensure the system continues operating efficiently and reliably.

We remain committed to maintaining our water infrastructure and performing routine maintenance to maximize the longevity and performance of our equipment.

Internet Service Update

This week, the community experienced a significant internet service outage that affected the entire property for several hours. We understand how disruptive this was, especially for those working remotely, attending virtual meetings, or relying on internet-based services.

While the interruption was outside of the Association's control, we appreciate everyone's patience as service was restored. Incidents like this highlight the importance of evaluating the reliability and quality of internet service available to our community.

If you have not already done so, we ask that you please complete the Internet Service Survey that was recently distributed. Your feedback is extremely important and will assist the Association in determining whether changes or improvements to internet service providers should be considered in the future.

The more responses we receive, the better equipped we will be to evaluate available options and make informed decisions that best serve the needs of the Coakley Bay community. We sincerely appreciate everyone taking a few minutes to complete the survey.

Maintenance & Grounds

New Parking Car Stops Installed

Our maintenance team has successfully installed 23 new concrete car stops throughout the property, specifically serving the N, M, and F Building parking areas. This improvement helps better define parking spaces, enhances safety, and protects landscaping and surrounding infrastructure.

Beginning next week, our staff will start anchoring, priming, and painting the newly installed car stops. To help minimize any inconvenience, we ask all owners to check their email regularly next week for notifications advising when work will be taking place in your building's parking area. Your cooperation in moving vehicles, if necessary, will help our team complete the work safely and efficiently.

In addition, new exterior lighting will be installed next week on the right side of the property as we continue making necessary improvements to enhance safety, visibility, and the overall appearance of the community.

We appreciate the hard work and dedication of our maintenance staff in completing these projects and thank all owners for their patience and cooperation as we continue improving Coakley Bay.

Nursery Project

Work has begun on remodelling and improving our nursery area to provide a safer, more organized, and efficient workspace for our landscaping team.

As part of this project, we have:

- Removed the old fencing.
- Repaired the small retaining wall that supports the fence.
- Installed a new perimeter fence to enhance security and organization.

In the coming weeks, we will also be:

- Installing new garden tables to improve the workspace and organization of plants and materials.
- Constructing a new wood chipper ramp to improve safety and efficiency during landscaping operations.

These improvements will provide our landscaping team with a much better working environment while enhancing the functionality of the nursery area and supporting the continued beautification of the Coakley Bay community.

Community Improvements

As part of our ongoing efforts to improve the appearance, cleanliness, and functionality of Coakley Bay, we have purchased new trash bins that will be installed throughout the property. These bins will feature a new style of lid designed to fit securely within the rim of the container, creating a better seal to help reduce Odors, prevent rainwater from entering the bins, and discourage pests.

In addition, we are working on constructing retaining walls behind our trash collection sites. Over time, we have experienced increasing soil erosion in these areas, which will only worsen during periods of heavy rainfall, creating a growing risk of mudslides affecting the trash enclosures. By installing these retaining walls now, we are taking proactive steps to stabilize the soil and mitigate future erosion before it becomes a larger issue.

We kindly ask all owners for their patience as these improvements are completed. While some work may cause temporary inconveniences, these projects are important investments in maintaining and enhancing our community for the benefit of everyone.

Rental Unit Compliance

We would like to remind all owners who rent their units that it is important to remain in full compliance with the Association's Rules and Regulations. This includes maintaining a current Virgin Islands Business License, providing proof of liability insurance, ensuring that your required Fire Inspection is current, and keeping all required documentation up to date.

In addition, all owners are asked to ensure that Occupancy Questionnaires are completed and submitted for each rental. Accurate occupancy information is essential for emergency preparedness, utility planning, regulatory reporting, and maintaining current community records.

We have also noted that there are guests staying in some units who have not been registered with the Association. We respectfully ask all owners to register all occupants and guests staying on the property. Maintaining accurate records allows us to account for everyone in the event of an emergency and helps us better manage the community.

Your cooperation in maintaining compliance with these requirements is greatly appreciated. Together, we can ensure that Coakley Bay remains a safe, well-managed, and compliant community for all owners, residents, and guests.

Community Safety Reminder

The Association would like to encourage all owners, residents, tenants, and guests to remain vigilant both while traveling around the island and while on the Coakley Bay property. We have become aware of an increase in reported burglaries and thefts involving homes, vehicles, and businesses throughout the island over the past week.

As a reminder, please take a few simple precautions to help protect yourself and your property:

- Lock your home, vehicle, and all doors and windows when unattended.
- Do not leave valuables visible inside your vehicle.
- Ensure exterior lighting is working properly around your unit.
- Be aware of your surroundings, especially during the evening hours.
- Report any suspicious activity on the property to the Association office or the appropriate authorities immediately.

The safety and well-being of our community remains a priority. By working together and remaining alert, we can help maintain a safe and secure environment for everyone at Coakley Bay.

We appreciate everyone's cooperation and commitment to looking out for one another.

Building & Infrastructure Projects

The F Building Restoration Project has reached the final stages of the planning phase. Our contractor is on-site daily, evaluating the project, reviewing existing conditions, and completing the final preparations necessary before construction begins.

This planning process is essential to ensure that all aspects of the project are carefully coordinated and executed efficiently. We appreciate everyone's patience as we work through these final steps and look forward to sharing additional updates as the project progresses.

Community Reminders

- Please continue to report maintenance concerns through the Association office.
- Help us keep the property clean by disposing of trash properly and following community rules.
- Owners who rent their units are encouraged to review their compliance status and ensure all required documentation remains current.
- If you have not already completed the Internet Service Survey, please do so as soon as possible. Your participation is essential in helping the Association evaluate potential improvements to internet service for the community.
- Thank you to everyone who continues to support the improvements taking place throughout Coakley Bay.

Looking Ahead

Our team remains focused on improving the property's infrastructure, maintaining regulatory compliance, and enhancing the overall appearance, safety, and functionality of our community. Every project underway is part of our commitment to preserving and improving Coakley Bay for current and future owners.

We appreciate your continued patience, cooperation, and support as we work together to make our community an even better place to live and visit.

Thank you for your continued support.

Warm regards,

Kyshama Montes

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