Property Improvements

Nursery Project

The nursery improvement project has been completed. New fencing has been installed, and a concrete pad for the wood chipper has been poured, greatly improving both functionality and organization within the area. The nursery building has also been freshly painted, providing a clean and updated appearance.
In addition, the retaining wall supporting the office and the R4 & R5 buildings has been replaced, improving the structural stability of the area and providing greater long-term durability.

Further enhancements were completed around the office cistern, which had never been plastered and still had exposed block that was unpainted. This cistern serves as the primary water collection point for the Reverse Osmosis (RO) system and is a critical component of our water infrastructure. The exterior cistern walls were plastered and painted, providing additional protection while improving the overall appearance of the facility.

The entire nursery and retaining wall project was completed in approximately two weeks at a total cost of just under $22,000, including labor and materials.

Wastewater & Utilities

Repairs were completed to the grey water holding tanks this week, eliminating leaks that had been occurring near the holding tank area. Additional electrical upgrades were also completed within the wastewater utility areas to improve system reliability and bring equipment closer to current operational standards.

A new electrical outlet was installed along the wastewater plant walkway, eliminating the need for temporary extension cords and removing a trip hazard for staff performing routine maintenance in the area.

Grey Water Line Emergency – N Building

The maintenance team responded to an emergency blockage in the grey water line serving N Building. The issue was caused by tree root intrusion into the line. The affected section was repaired, and service was fully restored. Owners were notified and advised to avoid the area behind M and N Buildings during cleanup and sanitation operations.

Safety & Emergency Preparedness

To improve our ability to respond quickly and effectively to workplace emergencies, new first aid kits have been installed in the Nursery, Workshop, and Wastewater Treatment Plant areas. These kits ensure that staff working in operational areas have immediate access to essential emergency medical supplies.

In addition, all employee vehicles have now been equipped with first aid kits as part of our ongoing commitment to workplace safety and compliance with applicable safety standards. This enhancement ensures that employees have access to emergency medical supplies while performing duties throughout the property and while operating Association vehicles.

An additional first aid kit has been ordered and is expected to arrive shortly. Upon arrival, it will be installed in the Pool Area, providing emergency coverage for one of our highest-traffic common areas.

These improvements represent an important step in strengthening Coakley Bay's overall emergency preparedness and workplace safety program.

A special thank you to Kayla and Judy for assisting with this project.

Water & Infrastructure

The Reverse Osmosis (RO) system and water distribution systems continue to operate normally.
Routine monitoring of cistern levels and water quality remains ongoing.
Recent water testing results were within acceptable standards, and the supporting laboratory results are attached for owner reference.

Parking Improvements – New Car Stops

A total of 30 new car stops have been installed throughout the property. These additions improve parking organization, clearly define parking spaces, and help reduce the likelihood of vehicles extending beyond designated parking areas.

During this work, two vehicles were found parked in regular parking spaces without keys having been provided to the office. This creates operational challenges because staff and contractors must be able to access and move vehicles when necessary to complete scheduled maintenance and improvement projects.

At this time, these vehicles are delaying work at Buildings F and H. The owners will be contacted and asked to move their vehicles promptly so that the scheduled project can proceed without further delay or additional action by the Board.

Lighting & Property Maintenance

Routine maintenance continued throughout the property, including landscaping, common-area upkeep, and preparations for additional lighting improvements in the parking areas serving Buildings J and H.

Upcoming Window Installation for units
M-6, J-12, A-1, A-4,A-6,A-7,C-3,C-5,D-2,E-3,F-11,F-12,F-15,F9,G-15,H-1,H-3,H-4,H-5, H-6,J-2,J-5,J-6,L-1,L-2,L-4,M-5,N-1,N-3

Owners have been notified of the schedule and reminded that access to units will be required as work progresses. If a unit cannot be accessed when scheduled, it may need to be moved to the end of the installation or a later date when the contactor is available.

Management will provide building-by-building updates as information becomes available; however, due to weather conditions, contractor scheduling, and installation progress, updates may be limited and subject to change.

This project represents a significant capital improvement for the Association and is expected to enhance building integrity, energy efficiency, and long-term property value.

Waste Management Citation – Resolution and Future Compliance

I am pleased to report that the Virgin Islands Waste Management Authority citation issued to the Association regarding illegal dumping has been formally dismissed by request of the Attorney

General's Office after some very hard work, and no payment or penalty is required from the Association. Just a record of this matter being discussed in our Board meeting and recorded in our minutes.

While this is a positive outcome, Waste Management officials made it very clear that this dismissal is being treated as a one-time occurrence. Any future violations involving illegal dumping could result in significant fines, penalties, and potential enforcement action against the Association.

For that reason, this issue must be taken seriously by all owners, current Board members, future Board members, employees, contractors, and anyone acting on behalf of the Association. Illegal dumping of construction debris, landscaping materials, household waste, furniture, appliances, or any other unauthorized materials at non-designated disposal sites is strictly prohibited.

Going forward, all waste disposal must be handled through approved disposal methods and authorized facilities. The Association will continue working to ensure that proper disposal procedures are followed and that everyone involved in Association operations understands these requirements. This incident serves as an important reminder that compliance with Waste Management regulations protects the Association from unnecessary financial liability and helps preserve the integrity of our community operations. We appreciate everyone’s cooperation in ensuring that this issue does not occur again. Court Order will be kept on file with the physical Board Minutes in the Office.

Administrative & Operations

The office continued coordinating with contractors, vendors, and owners regarding ongoing maintenance projects, infrastructure repairs, and the upcoming window installation program. Work also continued on compliance documentation and planning for future capital improvement projects.

Owner Inquiries Regarding Association Financial Losses

During this reporting period, management received an increasing number of inquiries from owners regarding recent financial losses reported by the Association. These questions reflect a growing desire for clarity and transparency regarding the circumstances, contributing factors, and current financial position of the Association.

Management has been compiling and organizing the relevant information, and this effort has now reached a stage where it can be presented in a clear and comprehensive manner. A detailed update, including supporting documentation and historical context, is being prepared for discussion at the next Board meeting. This presentation will allow management and the Board to address owner questions directly and provide a structured explanation of the Association’s financial position and recent losses.

A special thank you to Diane, Judy, Marcia, Charles, Kaleef, Colon, and Melissa for their assistance with this project.

Priorities for Next Week

Begin the window installation project
Continue weed-block and erosion-control work in the nursery
Begin propagation of replacement landscaping plants
Continue monitoring the repaired grey water infrastructure
Continue electrical and utility system improvements for the R Units

Complete major landscaping cleanup along the rear sections of Buildings L, M, and N in preparation for a pipe repair

Install the additional first aid kit in the Pool Area upon arrival

And, as always, address anything else that Great Coakley Bay decides to surprise us with!

Closing

Coakley Bay continues to make significant progress, and I look forward to another productive week ahead. Thank you to all owners who continue to support our efforts—whether you are here on the island or following our progress from afar. Your encouragement, patience, and thoughtful emails are genuinely appreciated.

I would also like to thank Board President John Oaks and the Board of Directors for their continued support and commitment to moving Coakley Bay forward. Together, we are making meaningful improvements to our property and strengthening the long-term future of our community.

Thank you

Kyshama Montes
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http://OceanSystemsLab.com || jean@OceanSystemsLab.com

MONTHLY COLIFORM ANALYSIS FORM / CHAIN OF CUSTODY

System Name: **COAKLEY BAY**
PWS ID: 000000 Type ID:
Sample Loc: Building F

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

Physical Location	Mailing Location
5000 ESTATE COAKLEY BAY CHRISTIANSTED, ST. CROIX, VI 00820-0000 Contact: Kyshama Montes Phone: (340) 773-9600 Cell: Fax: Email: officemanager@coakleybay.org	Manager: Phone: Cell: Fax: Email:

Last Sample Date: 06/30/2026 Last Arsenic:
Last Cyanide:
Last Nitrate:
Last Disinfection By Product: Last IOC:
Last Lead/Copper: Last VOC:
Last Radiological:

Sample Number: 101569
Sample Type: Routine
Volume: 100 (ml)
Chlorine: 1.35 (mg/L)
Turbidity: 1.47
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: Meyers, James (Signature on File)
Date Taken: 08/07/2026 Time: 12:00
Sample Location: BUILDING F-8 KITCHEN FAUCET
Received By: Stanley, Amber (Signature on File)
Date Received: 08/07/2026 Time: 15:45
Temperature: 1 (ï¿½ Centigrade) IPC: Yes
Analyst: Stanley, Amber (Signature on File)
Date Analyzed: 08/07/2026 Time: 16:40
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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http://OceanSystemsLab.com || jean@OceanSystemsLab.com

MONTHLY COLIFORM ANALYSIS FORM / CHAIN OF CUSTODY

System Name: **COAKLEY BAY**
PWS ID: 0000000 Type ID:
Sample Loc: Building G

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

Physical Location	Mailing Location
5000 ESTATE COAKLEY BAY CHRISTIANSTED, ST. CROIX, VI 00820-0000 Contact: Kyshama Montes Phone: (340) 773-9600 Cell: Fax: Email: officemanager@coakleybay.org	Manager: Phone: Cell: Fax: Email:

Last Sample Date: 06/30/2026 Last Arsenic:
Last Cyanide:
Last Nitrate:
Last Disinfection By Product: Last IOC:
Last Lead/Copper: Last VOC:
Last Radiological:

Sample Number: 101570
Sample Type: Routine
Volume: 100 (ml)
Chlorine: 0.66 (mg/L)
Turbidity: 1.22
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: Meyers, James (Signature on File)
Date Taken: 08/07/2026 Time: 11:53
Sample Location: BUILDING G-3 KITCHEN FAUCET
Received By: Stanley, Amber (Signature on File)
Date Received: 08/07/2026 Time: 15:45
Temperature: 1 (ï¿½ Centigrade) IPC: Yes
Analyst: Stanley, Amber (Signature on File)
Date Analyzed: 08/07/2026 Time: 16:40
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.