COAKLEY BAY ASSOCIATION

WEEKLY REPORT

August 28, 2026

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1. Building F – Structural and Cistern Concerns

Management is addressing concerns identified in the attached report from Mr. Jack Soto. Before painting proceeds, the galleries and other areas of Building F should be evaluated by a qualified structural engineer.

The evaluation should determine whether the balconies or galleries require additional structural support, including possible support columns. It is understood that additional structural support may have been recommended to Coakley Bay more than 10 years ago. Owners with documentation or information regarding previous evaluations are encouraged to provide it to Management.

Concerns were also identified with the Building F cistern, which was sealed in 2025. Visible calcium buildup may indicate coating deficiencies or other issues. The cistern should be inspected for possible coating problems, leaks, and necessary repairs.

Next Steps

- Obtain a structural engineer's evaluation.
- Determine whether additional structural support is needed.
- Review previous Association records regarding structural recommendations.
- Inspect the cistern and address any deficiencies.

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2. Buildings L, M, and N – Infrastructure and Electrical Concerns

Trees, vines, and overgrown vegetation were removed behind Buildings L, M, and N based on guidance from Mr. Liburd. Trees with roots that may be affecting the gray water lines were included in the removal.

The existing gray water pipe has not yet been located at the surface and may require excavation. Management will first attempt to locate the pipe manually.

If replacement is necessary, the existing two-inch pipe may be replaced with a four-inch pipe to reduce recurring blockages and service calls.

The water line running from Building F to Buildings L, M, and N is currently suspended by rope and has experienced repeated disconnections. Installing permanent support may require jackhammering rock, installing concrete, and constructing an appropriate support system.

During the cleanup, exposed electrical wiring and connections not properly enclosed in conduit were also observed. Residents have reported that power in Buildings L, M, and N goes out for approximately one hour during Wednesday generator testing. An electrician will inspect the area next week.

Next Steps

- Continue locating the existing gray water line.
- Evaluate excavation and replacement options.
- Develop a permanent support system for the water line.
- Have an electrician evaluate the exposed wiring and generator-related power interruptions.

Photos Attached

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3. Trash Site Improvements and Retaining Walls

Retaining walls have now been constructed at the trash sites serving **Buildings F, G, L, M, and N**. These improvements provide additional support, improve the appearance of the areas, and help define the trash disposal locations.

Photos Provided

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4. Windows and Doors Update

Doors that required reordering because of incorrect sizing or frames remain on order. Eddie's previously advised that the replacement doors should arrive within approximately four weeks, and Management is continuing to follow up.

Window installations have been completed in **M6 and J12**. Work is scheduled to begin at **A4 on Monday morning**. Weekly updates will continue as additional units are completed.

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5. J Building Parking Update

The temporary parking restriction for J Building has been removed. Residents and guests may safely resume parking **behind the building**.

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6. Bathroom Data Collection and Unit Alterations

During inspections conducted while extermination services were being performed, staff collected information regarding units that appear to have additional bathrooms beyond the floor plans reflected in the Association's declarations.

Building	Units with Three Bathrooms
A	6
B	0
C	2
D	2
E	5
F	6
G	2
H	0
J	0
L	0
M	0
N	0
S	7, with 1 currently under construction

Total: 30 units identified as having, or planned to have, three bathrooms.

This information will assist the Association in evaluating alterations, water usage, plumbing, and wastewater demands.

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7. Washer and Dryer Data Collection

Staff have also recorded washer and dryer installations in the following units:

Building	Units
A	7
B	3
C	6
D	6
E	7
F	10
G	11
H	4
J	7
L	4
M	6
N	6

Total: 77 units recorded with washer and dryer installations.

This information will assist in evaluating water use, plumbing, and wastewater demands.

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8. Occupancy Questionnaire Data Collection

The following units have been identified as **not having submitted an occupancy questionnaire for any time period currently on record**:

Unit	Unit	Unit
A2	A3	A6
B3	C1	C3
C4	E1	E2
E3	E5	E7
E8	F1	F2
F10	F11	F13
G8	G11	G12
G14	G15	H7
H8	J1	J9
J11	J12	L1
L2	L3	L4
M1	M6	N3

Total: 37 units.

Management will continue working to obtain the outstanding questionnaires, as accurate occupancy information is important for Association records and for evaluating water and wastewater demands. Deadline is on Monday when I expect to submit to DPNR.

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9. Starlink Installation Update

Starlink installation is scheduled to begin next week in **Buildings A and B**.

Management also welcomes feedback from owners who rent their units or do not live at Coakley Bay full-time. This feedback will help the Association evaluate the needs of both full-time and part-time residents and owners.

Priorities Moving Forward

- Obtain a structural evaluation for Building F.
- Inspect and address Building F cistern concerns.
- Address plumbing, water line, and electrical concerns behind Buildings L, M, and N.
- Continue the window and door replacement project.
- Complete and monitor property improvements.
- Continue collecting unit alteration and occupancy information.
- Complete the Starlink installation in Buildings A and B.

Management will continue providing updates as these projects progress.