COAKLEY BAY ASSOCIATION

WEEKLY REPORT

September 11, 2026

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1. F BUILDING – EXTERIOR RESTORATION

F Building's infrastructure and exterior restoration work is progressing. Current work includes **stair, landing and sidewalk crack repairs, retaining-wall improvements, concrete repairs, and installation of structural columns supporting the upper-level staircases**.

Tile on unit landings will be removed to allow proper inspection and maintenance of the concrete. The tile will **not be replaced**, as covering these surfaces is contrary to Association requirements and prevents proper monitoring of structural conditions.

Beginning **Monday, September 14**, a second crew will begin the **F Building roof work** while concrete work continues on the front exterior, columns, stairs, and landings.

Owner items: Owners with A/C openings, vents, or other exterior issues they want addressed before painting should contact the office immediately. Work coordinated while lifts and scaffolding are already on site may be more cost-effective; owner-specific work will be at the owner's expense. Owners should also identify working satellite dishes. Unused dishes, old wiring, and unused pipes will be removed. A/C drain lines causing excessive water runoff onto the structure will be relocated where necessary.

The goal is to complete F Building with a structurally sound, properly maintained, and finished exterior.

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2. STRUCTURAL ENGINEER – PRELIMINARY REPORT

The Association received the structural engineer's **preliminary report concerning F Building**. The assessment was limited because an invasive inspection was not permitted.

The Board will need to determine whether to authorize an invasive inspection to further investigate underlying structural concerns.

The engineer's report is being provided to owners for review and includes **two options concerning the Association's cistern infrastructure**. The Board will review the recommendations and determine next steps.

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3. WINDOWS AND DOORS

Window installations continue throughout the property. **C Building is expected to be completed this upcoming week**, followed by the start of F Building. F Building's window work will occur alongside the exterior concrete and restoration work.

A **second crew from Eddie's team** will handle front-door replacements.

Door installations scheduled for September 14–18:

Building	Unit
H	H9
L	L2
H	H5
E	E2
G	G7
G	G6

Next scheduled units: **F8 and G13**.

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4. GRAY WATER LINE – M & N BUILDINGS

The Association has successfully identified the **gray water line intrusion behind M and N Buildings**. Estimates are being obtained for excavation and replacement of the affected pipe, with work anticipated within the coming weeks.

Tree stumps and root growth affecting the pipe will be **permanently removed** to prevent future damage and recurring problems.

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5. GALLERIES – OWNER CONCERNS

An email was previously sent to owners regarding gallery concerns. Owners with concerns are reminded to **photograph the affected areas and email the photographs to the office**.

Please provide both **close-up photographs and wider views** showing the surrounding area so the location and extent of the concern can be understood.

The Association will have the **building inspector inspect reported galleries** so necessary repairs can be identified and contractor estimates obtained. Owners are encouraged to submit information promptly.

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6. OWNER OCCUPANCY INFORMATION

Thank you to the owners who have submitted their **occupancy questionnaires**, particularly those residing on island full-time.

Owners who have not yet submitted their information are encouraged to do so. **All occupancy counts**, including owners who live off island, units that are vacant, or units occupied only for a few weeks each year, are important.

Accurate occupancy information is necessary to demonstrate actual demand on Coakley Bay's infrastructure and to provide **DPNR and other stakeholders with the documentation needed to support the Association's water, wastewater, and infrastructure needs**.

Owners should submit any outstanding occupancy documentation as soon as possible.

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7. UPCOMING DPNR INSPECTION

Coakley Bay is due for its routine **DPNR water-infrastructure inspection**, approximately two years after the previous inspection in **2024**.

The inspection may be unannounced. DPNR personnel may review **occupancy records, water and wastewater records, operating documentation, and other required records**.

Owners should not be alarmed if they see DPNR vehicles or personnel on property. The inspection may involve several representatives, including

personnel from the **DPNR Director's office, Drinking Water, and Wastewater divisions**.

Having complete occupancy documentation is particularly important for this inspection.

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8. POOL – WATER LOSS INVESTIGATION

As a reminder, the **pool will close Monday at 10:00 a.m.** for inspection and evaluation.

The Association is investigating concerning water loss. Staff monitoring has documented the following supplemental water usage:

- **Thursday:** 1,500 gallons
- **Friday:** 2,150 gallons

The increasing amount of water required is concerning, and the Monday inspection will help determine whether a leak or another issue is responsible.

Owners and residents are asked for their **patience and cooperation during the temporary closure** while this important work is completed.

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9. TREE PRUNING & TERMITE INSPECTION

During recent vegetation and tree pruning around **F Building**, staff discovered a significant number of **termite nests within the grape trees along the parking lot area**.

Because similar nests may be concealed by heavy vegetation, the Association will be inspecting other areas of the property with large concentrations of grape trees. Identifying and treating these nests is important to prevent termites from reaching **residents' units and Coakley Bay's infrastructure**.

This inspection and identification process will continue over the coming weeks. The goal is to identify as many nests as possible so they can be addressed during the next scheduled **extermination on September 25, 2026**.

UPCOMING WEEK

The coming week will involve several projects progressing simultaneously, including **F Building structural and roof work, window and door installations, gallery inspections, gray-water-line planning, tree and termite inspections, the pool inspection, and preparation for the DPNR inspection**.

The Association will continue coordinating these activities and keeping owners informed of significant developments.