Maintenance Report - June, 2019

**Aloha**

A few improvements worth mentioning - the car wash table/sink was starting to fall apart, so I made a stone tile top which will handle the wear and tear much better. I also built a tile table/bar at the lower BBQ area. Big thanks to Mike Naccarato for donating all the tiles.

I have started restoring the triangle shaped flower beds that are between the driveway and sidewalks. This involves replacing the wooden borders and installing new soil, plants, and ground cover, in an effort to have a more uniform look around the property. Updates on other projects are as follows.

Project: **Irrigation system**

Status: **Ongoing**

The underground well pump for our irrigation system failed. I escalated the job to the tech who identified several issues and was able to fix some of them on the spot, restoring most of the water pressure, unfortunately the well-pump housing is cracked and leaking. The replacement parts have been ordered.

Project: **Stucco repair**

Status: **Ongoing**

To date, I’ve repaired approximately 200 sq feet of damaged stucco on F, G, and E buildings (these had the most damage). There are two more damaged sections on F and G which I am currently fixing and then these buildings will be all done.

Project: “**A” Building Structural**

Status: **Ongoing**

As discussed in the last meeting, unit A205 reported structural issues that had caused some separation of the main ridge beam, rafters and other areas. The engineer attended and completed a thorough assessment.

I received the report which highlighted the issues and provides recommendations for the type of repairs to be done.

The report advises that the unit is safe, and that the repairs are mostly cosmetic. It states that once the repairs are completed this will halt any further issues. I have met with my builder and shown him the repairs needed. I am currently awaiting some more information from AB&B in regards to some questions me and the builder have about building code compliance for one of the roof elements. As soon as that has been taken care of I will schedule a start date for the repairs.

Project: **South Fence**

Status: **Ongoing**

I received the final fence design and forwarded it to the contractors so they can submit their proposals. I believe we are currently awaiting permit approval. MECO has also been requested to attend to brace the power pole and mark out underground cabling.

***Mahalo*** - *Leif Shafer-Honeywell.*

