



## **Weekly Maintenance Update**

TO: Drew Langway / Fred Eberman  
CC: Bill Young  
FROM: Margaret Johnson, General Manager  
On behalf of the Maintenance Department  
DATE: October 2, 2009

SUBJECT: Bluebeards Castle Operational Maintenance  
Week of October 2, 2009



Installed & painting new door on Main water transfer pump room.



Removed old condensing unit & installing a new condensing unit in room 401.



Cleaning and treating to clarify of our water features.



Removed old water heater and installed a new one room 401



Removing clutter and debris to make room for our new Housekeeping area



Demolition of rough, broken tile and leveling area. Installing new tile and grout.

## **Operational Maintenance for Week of October 1, 2009**

David Wood

### **Villas 3**

#### **Replaced:**

Lock batteries and programmed room 127

Telephone jack and telephone room 117

#### **Repaired:**

Repaired condensing unit room 101

Repaired plug on stovetop room 124

Repaired washer and reset in laundry room

Programmed remote for TV room 122

Programmed remote for TV room 123

Repaired ceiling fan room 122

### **Villas 1**

#### **Replaced:**

Tub stoppers in rooms 174, 374, 171 and 369

Smoke detector room 174

Replaced "LCU" and batteries in front door room 162  
Shower stem and handle room 163

**Repaired:**

Repaired condensate drain pan room 366  
Programmed lock room 162  
Reset TV in room 173  
Charge A/C unit room 157  
Repaired connecting door to rooms 172/372  
Programmed door lock room 167

**Pirates Pension**

**Replaced:**

Condensing unit room 396  
Condensing unit room 401  
Water heater room 401  
Stovetop drip pans room 394  
TV room 400

**Repaired:**

Adjusted scald guard in shower room 417  
Adjusted drawer on stove room 394

**Preventative Maintenance:**

Cleaned air handler coils and filters rooms 401, 396, 393, 394, 403, 402, and 400.  
Monitor Cisterns and Pumps

**LLC**

**Replaced:**

Completed painting of deck and railings around Banana Tree Grille.  
Removed, repaired, and replaced broken tile flooring in kitchen area of Banana Tree Grille  
Installed new door on pump station at the bottom of property  
Removed old gutter and rotten fascia board above flat roof area of Banana Tree Grille  
Repaired sink in restroom by Room with a View  
Repaired chemical transfer pump by West Wing  
Dug building drain out and installed a rock swale to help prevent further clogging

**Preventative Maintenance:**

Monitor Cisterns and Pumps

**Cleaned:**

Ponds and treated

**RENOVATIONS WEEK 39**

SEPTEMBER 26 – OCTOBER 2, 2009

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## CASTLE TOWER PROGRESS

MARK S. DELANEY

October 2<sup>nd</sup>, 2009



Drywall finishing on 1<sup>st</sup> Floor



Ceramic Tile completed on 1<sup>st</sup> floor



A/C condensers installed.



A/C condenser pads complete.



Sheetrock and A/C work on 2<sup>nd</sup> floor.

### Additional Work Complete:

- 1- Sheetrock sanding on 1<sup>st</sup> floor.
- 2- Ceramic tile floors being repaired and replaced as needed.
- 3- A/C installation and condensers are being tested in operation.
- 4- Exterior painting and wall preparation continues.

## HILLTOP VILLAS I

MARK S. DELANEY

October 2<sup>nd</sup>, 2009



Exterior handrails painted including steps.



Final touches to tile and plumbing fixtures.



Entrance doors and trim complete.



Bathroom lights and mirrors set.



Hot water heater electrical ready.

**Additional work completed;**

- 1- Exterior painting complete.
- 2- Exterior lighting and bath vents tested.
- 3- A/C units on in all units and ready for final inspection.
- 4- All wall safes in place and closet rods being installed.
- 5- Punch list walk through scheduled for next week.

***HILLTOP VILLAS II***

MARK S. DELANEY

October 2<sup>nd</sup>, 2009



A/C chase demo completed.



A/C condenser lines being installed.



Corridor chase opening for A/C.



Installation of new Bath Tubs.



Water piping and metal stud installation.

**Additional work completed;**

- 1- Metal hat channel installed on 1<sup>st</sup> and 2<sup>nd</sup> floor ceilings.
- 2- Demolition on the 4<sup>th</sup> floor continues with pipe removal.
- 3- Isolation valves for unit water being connected.
- 4- Demising wall doors being relocated for refrigerators.