



## **Weekly Maintenance Update**

TO: Fred Eberman / Drew Langway  
CC: Bill Young  
FROM: Margaret Johnson  
On behalf of the Maintenance Department  
DATE: October 9, 2009  
SUBJECT: Bluebeards Castle Operational Maintenance  
Week of October 9, 2009



Organizing electrical and plumbing inventories



Repairing water and sanitary lines for Pool Bar. Making ready for Grande opening



Before installing ceiling fans in Pool Bar After



Removal of old water heater and installation of new one room 401



Water leak in Ladies Room poolside shower repaired and re-tiled.



Scraping peeling paint on steps and walkways, and applying non-skid surfacing product.

## **Maintenance Report for Week of October 9, 2009**

### **Villas III**

#### **Replaced:**

A/C filter room 119

TV in room 120

TV in room 123

Light bulb in room 117

Light bulb in room 103

Toilet seat room 112

TV remote room 122

Blower fans for A/C room 119

#### **Repaired:**

Repaired Entrance ceiling room 210

Reset boilers for hot water system

Repaired condensing unit room 207

Repaired condensing unit room 116

### **Villas 1**

#### **Replaced:**

Tub stopper in room 173

#### **Repaired:**

Programmed lock room 168

Reset TV in room 174

Programmed lock room 169

Planned outside door to shut

### **Pirates Pension**

#### **Replaced:**

Batteries in TV remote room 418

Screening in screen door room 418

Battery in smoke alarm room 394

#### **Repaired:**

Repaired water leak room 408

Repaired ceiling room 408

Unclogged toilet room 412

Repaired microwave room 410

Front door room 418

Performed punch list items from Engineers list

#### **Preventative Maintenance:**

Removed, cleaned and re-installed blower fans and filters for A/C rooms 392, 395, 397, 404, 405, 406, 407, 414, 415, 416, 417, and 419

Performed complete walk thru of units checking for problems.

### **LLC**

#### **Replaced:**

Pond pump at front of castle

#### **Repaired:**

Scraped old paint from walkways and steps around Towne Hall and General Manager's office to prepare for resurfacing with non-skid product.

Used blower to clear debris from roadways, walkways and steps.

Repaired water leak in Ladies shower room and replaced tile wall.

Helped with installation and wiring of exhaust fans for Banana Tree Grille.

Repaired opening around A/C line sets entering Yellow Room.  
Monitor Cisterns and Pumps

**Cleaned:**

Ponds and treated

***BLUEBEARD'S CASTLE (CASTLE TOWER PROGRESS)***

MARK S. DELANEY

October 9<sup>th</sup> 2009



**A/C units installed in several units.  
Drywall complete and ready for paint.**



**Crown Mold primed and ready to install.**



**Replaced electric panel behind Castle.**



**Floor tile ready for installation in the needed units.**

***BLUEBEARD'S CASTLE (HILLTOP VILLAS I)***

MARK S. DELANEY

October 9<sup>th</sup>, 2009



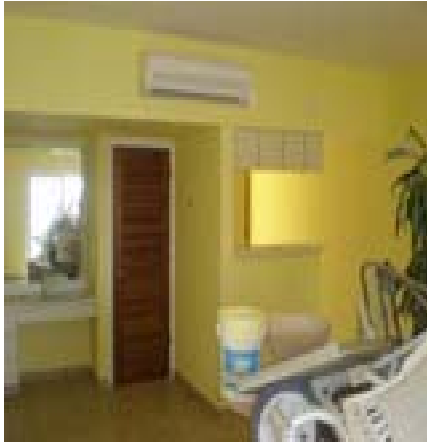
**Completed trim and paint to  
sliding Glass doors**



**Vanities – mirrors – lights**



**Interior doors finished w/ hardware.**



**Units are ready for construction punch-list.**



**Bath accessories are in place.**

**Additional work in progress;**

- 1- Utility room washer connections.
- 2- Parking lot lighting circuits connected.
- 3- Placement of furnishings.
- 4- Rough clean units for punch list walk through.

***BLUEBEARD'S CASTLE ( HILLTOP VILLAS II )***

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MARK S. DELANEY

October 9<sup>th</sup>, 2009



**Removal of A/C units from ceilings.**



**Installation of new tubs and plumb-fixtures.**



**New A/C units being installed.**



**Insulation preparation and staging.**



**Sheetrock on site to install after rough-in.**



**Demising wall to divide balconies.**

**Additional work completed;**

- 1- CPVC water pipe being installed.**
- 2- Demolition on the 4<sup>th</sup> floor continues with pipe and A/C removal.**
- 3- Isolation valves for unit water being connected on 3<sup>rd</sup> and 4<sup>th</sup> floors.**
- 4- Demising wall doors being relocated for refrigerators.**