

# CSW DAILY BRIEFING 2020.09.21

## **SYNOPSIS:**

~ELEVATOR #1 OPERATIONAL 11:40 AM.

Until operational, the lack of service made work difficult for the crews.

~Dennis Tidwell will return to repair AC units. (See list below. No update yet.)

~ServePro has begun with the mildewed WORKOUT CENTER. We are hoping to save the mirror wall. Cross your fingers...

~All South Construction will begin roof repairs ASAP, but we need it dry!

## **FREQUENTLY ASKED QUESTIONS:**

~*WHOSE INSURANCE PAYS MY ROOFTOP AIR CONDITIONER REPAIRS/REPLACEMENT?*

That would be your condo owner's insurance.

The Association didn't buy it and does not insure it.

~*DOES ASSOCIATION INSURANCE COVER THE BOARDWALK?*

Not the boardwalk. But we will see what they will cover in terms of moving sand, pool cleaning, fence repair, etc.

## **ROOF AC UNITS TO BE REPAIRED/REPLACED 9/21/20**

Elevator mechanical room (PRIORITY)

*\*\*\*UPDATE: We need a new condenser & air handler.*

801

202

1002

1303

204

704

804

105

705

308

408

We will advise as soon as we are aware of either successful repair or of need for replacement. Tidwell has three suppliers, but Covid-19 was interfering with the supply chain long before Hurricane Sally. We will let you know what we know when we know it! Any units without AC will be equipped with dehumidifiers and dessicants.

## **CSW WATER ISSUES 9/19/2020**

~There will be changes to this list as SERVEPRO makes their discoveries. We will each day describe the previous day's activities.

GYM MILDEW SMELL (Suspect sheet-rock behind mirrors.)

0105 FRIDGE DEFROST. SOAKED. WET TOWELS.

0204 GUEST BED WATER UNDER TILES, WATER IN KITCHEN

0208 1ST GUEST BED WATER STAIN NEAR WINDOW

0301 MILDEW SMELL

0304 DEFROST

0504 DEFROST

0601 WATER IN NORTH BEDROOM WINDOWS, CARPET WET

0607 DEFROST

0608 WATER ON FLOOR, KICHEN MOLDING

0701 NORTH BED WINDOWS, WATER ON TILE FLOOR, WET MOLDING ON KICHEN COUNTER.

0801 NORTH BED WINDOW, TILE, NO STANDING WATER

0804 DEFROST

0805 WATER IN HALL, KITCHEN, MOLDING

0806 WATER AT ENTRY

0807 WATER DAMAGE GUEST BATH CEILING, WALL (Reported by Meyer)

0901 NORTH BED WINOWS, CARPET OK?, DEFROST

1001 NORTH BED WINDOWS, SOAKED CARPET

1004 WATER UNDER FRONT DOOR, FRONT BED WINDOW, CARPET (Owner report)

1006 DEFROST

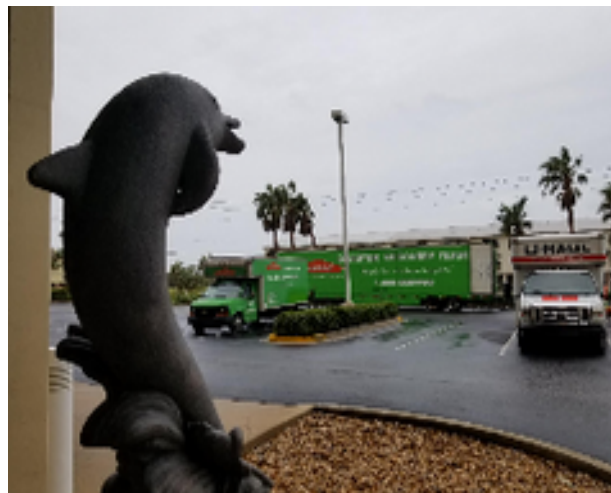
1103 MILDEW SMELL

1207 DEFROST

1306 DEFROST

1401 CEILING LEAK FROM ROOF

1403 WATER AND SAND ON LR FLOOR, DEFROST



ServePro began lugging fans and dehumidifiers to the 14<sup>th</sup> floor and will work their way down.



No one was happier that the elevator was repaired! Too bad for the first few who started just before...

They are checking beginning with the units that had any water reported. They are using an infrared gun that accurately finds the cold spots that mean water. These units will receive dehumidifiers and dessicants for dry-out.



Careful removal of the baseboards and carpet pullback has begun. While they are hopeful they can preserve the mirrors, I will be both surprised and glad if that can be managed.

**FYI:**

105 & 603 have requested additional fogging of ac ducts and soft surfaces, at their own expense, for greater assurance of mildew prevention. We do not yet have a price for this service. Hope to have that soon.

Aaron & Bubba did a lot of work to clean off the pool deck. We do not yet know when we will get to clean the pool.



On the other end of the building, the grill area took a pounding. Aaron and Bubba cleared a temporary beach access!



That's all for now! Rain may slow outside and rooftop work. We are hiring some younger backs through C-Sharpe to move this volume of sand off of our deck and back to the beach.