

# CSW DAILY BRIEFING 2020.09.23

## SYNOPSIS:

- ~**Dennis Tidwell** (and others) are gradually repairing AC units. (See list below.)
- ~**ServePro** continues dry-out and infrared camera work throughout building.
- ~**Zeno Parker** sent a professional painter to touch up and hide (as best as possible) the X marks and other writing on walls and base boards that an overzealous ServePro worker unnecessarily marked for demolition. If a more thorough paint job is required, we will have to come back to it. Our aim to to be ready for potential renters in SOME units if authorities do not push back the reentry date.
- ~**Glass Systems** repaired automatic elevator enclosure doors on P and P1.  
Will remove gym mirrors.
- ~**Insurance Adjuster** first meeting: Friday.  
*EMAIL YOUR QUESTIONS: rgardner@youngssuncoast.com*

## FREQUENTLY ASKED QUESTIONS:

~*"WHEN CAN WE COME DOWN? WHEN CAN WE RENT? HOW CAN WE HELP?"*

Unless the authorities push back reentry, they can rent after this Saturday. Owners can come down anytime, but must have their Hurricane Decal or be able to prove residency to get a pass. If you choose to come down, know that your condo may have hot dehumidifiers, or no air conditioning, or have some carpet removed, etc. Few, if any, restaurants, shops, attractions available.

~*"CAN STAFF RUN UP THERE AND GIVE MY UNIT MORE ATTENTION THAN YOU HAVE?"*

So far, not every time. Breaking away to do that is difficult, as we have a lot of parts to keep in motion, and an overburdened elevator. If you have a trusted cleaner, or a rental agency, please rely upon them for any extra chore you need done. I'll help if I can. If you have a report of mildew or water, let me know ASAP and I will have someone right on it.

## **IF YOU CAN GET YOUR AC TECH OUT SOON, THEN PLEASE DO SO!**

We will otherwise advise as soon as we are aware of either successful repair or of need for replacement. Any units without AC is equipped with dehumidifiers and dessicants.



*Still more equipment deploying to the units...*

**UNIT STATUS 9/23/2020 (Some data behind actual status. Swift progress.)**

\*Dehumidifier placement.

Other work done throughout, but this was most critical.

**\*\*AC STATUS**

\*GYM MILDEW

0105 FRIDGE DEFROST. SOAKED. WET TOWELS. AC EVALUATION PENDING

0202 AC EVALUATION PENDING

\*0204 GUEST BED WATER UNDER TILES, WATER IN KITCHEN

\*\*AC EVALUATION PENDING

0208 1ST GUEST BED WATER STAIN NEAR WINDOW

0301 MILDEW SMELL

0304 DEFROST

308 \*\*AC EVALUATION PENDING

0404 MILDEW

408 \*\*AC EVALUATION PENDING

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.

0705 \*\*AC EVALUATION PENDING

\*0801 NORTH BED WINDOW, TILE, NO STANDING WATER \*\*NEEDS AC REPLACEMENT

0804 DEFROST \*\*AC EVALUATION PENDING

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, 1ST BED CARPET PAD REMOVED, CARPET IS DRYING

1002 \*\*AC EVALUATION PENDING

\*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, DROP CEILING SHEET-ROCK REMOVED.

\*1403 WATER AND SAND ON LR FLOOR, DEFROST

1404 WATER STAIN CEILING/WALL GUEST BATH

We have examined the roof for issues.

Temporary repairs have been made.

More permanent repairs are needed.

**ANTIMICROBIAL FOG:**

105, 204, 603, 905, 1304, 1404 requested additional fogging of ac ducts and soft surfaces, at their own expense, for greater assurance of mildew prevention.

ServePro Prices: 4-Bed \$1,150, 3-Bed \$750, 2-Bed \$550

STAFF SEES THREE CURRENT OPTIONS FOR FOGGING UNIT AC DUCTS AND FABRICS:

- 1) ServePro subcontracts the job and the insurance company pays for it.
- 2) ServePro subcontracts the job and the individual owners pay for it.
- 3) Association Staff uses our Covid-19 Fogger with a higher concentration of BioStat (or nicer smelling LemonX!) for a nominal cost to each owner. Our supplier, Arrow-Magnolia assures us that the same disinfectant that we are using to kill Covid-19 at a 1 oz to 1 gallon concentration will kill/prevent mildew at 3 oz to 1 gallon. Staff has respirators, the disinfectant fogger, gloves, etc. and can safely perform the task with additional instruction from Arrow-Magnolia. Owners can also choose between ServePro applications by their subcontractor, or asking the Association to handle it.



**Our very own HURRICANE ULTRA II DISINFECTANT FOGGER**

**MEANWHILE:**

Young Arlington and his crew from C-Sharpe have cleared sand and debris off the pool deck fence, making dismantling of the boardwalk an easier job. There's more work to do, but if the authorities do not extend the ban on rentals, then we have to be ready for the weekend.



Aaron has drained and cleaned the spa. We are preparing to have it ready for owners and any potential guests if the island is reopened! We are CAREFULLY and gradually draining the pool to expedite removal of materials prior to pumping sand.



Your property manager was STILL unable to survey the units in the building today as planned. Instead, he continued to correct and oversee the dry-out of the units and communicate with owners and their representatives throughout the day via phone, text, email, and Facebook.

AGAIN, I might turn off my phone at some point tomorrow so that I can get another look at things. More than half of the building has been photographed with infrared and many fans and dehumidifiers have been placed, more than listed. I hope to catch up tomorrow.