

Good afternoon, Oceans Grand!

Howell Plumbing, Tuesday, April 26th to inspect all of the toilet flappers and replace as needed. They will also visually inspect the valves and supply lines to your toilets and washing machine and advise if replacement is recommended. Replacement of supply lines is at the owner's expense. **You do not have to have Howell Plumbing replace any supply lines.** You can replace them yourself or have them done by someone else. Early detection is important to prevent any major water leaks.

We received an update from Neoguard on the Upper Parking deck waterproofing, where we have had cracking. Neoguard has determined it was material failure and has proposed a repair removing only the top layers of coating and keeping the bottom waterproof layer intact. They are proposing to do a 500 ft test area, which will be near the car wash. Once it has been determined whether the test works, the remaining repairs will be scheduled. This will likely be in the late winter, early spring for the most favorable weather conditions.

At our recent Board meeting, it was commented that the landscaping looks terrible and I couldn't agree more! Unfortunately, plantings in the planters on the Upper Deck have been put on hold, due to the issues with the waterproofing. True North, our current landscaper has been requested to remove the bushes along the East wall that have lived past their useful life and they removed all but one yesterday. Other issues with the landscaping were due to a problem with our irrigation. We had to replace the irrigation pump and now have our irrigation system working 100%.

The delivery of our Trane air conditioning unit that cools our hallways has been pushed back to at least May 25th.

You are cordially invited to join us for our very own "Meet the Mayor" on **Wednesday, April 27th at 10:00 a.m.** This is not a political function, but an opportunity to find out what is happening in our community. While reservations are not required, we would appreciate it if you will let us know if you are planning on attending, so that we can properly prepare for the coffee and light refreshments that will be served.

Please join me in welcoming Marie Myers as our administrative assistant. Marie will be covering the office part time.