Community Maintenance & Appearance Improvement Recommendations

The following recommendations are intended to improve the appearance, functionality, and long-term maintenance of Oceans Eight. Many of these items represent routine maintenance rather than major capital projects. Addressing them proactively will enhance the property's appearance, help prevent further deterioration, improve the resident experience, and protect property values.

NOTE: This list was compiled at the beginning of August. It is possible that some items on this list may have already been fixed or in progress.

EXTERIOR PAINT

Problem: Mismatched exterior paint repairs and several marred or damaged painted surfaces are visible throughout the property. These areas detract from the overall appearance of the building and create an impression of deferred maintenance.
Recommendation: Repaint repaired or damaged areas to the nearest seam or corner so any slight color variation is not noticeable. If the original paint formula is unavailable, most paint suppliers can provide highly accurate color matching, including on-site matching when necessary. Existing marred areas should be repaired and repainted, and any new damage to painted surfaces should be addressed in a timely manner as part of an ongoing preventative maintenance program to maintain a clean, well-kept appearance.

PEELING EXTERIOR PAINT

Problem: Peeling paint is present on portions of the building.
Recommendation: Remove all loose paint, properly prepare the surface, and repaint. Addressing peeling paint promptly helps prevent moisture intrusion and additional deterioration.

UNPAINTED SPALL REPAIR AREAS

Problem: Spall repair patches remain unpainted.
Recommendation: Paint all unfinished repair areas to match the surrounding surfaces.

LOBBY WALLS

Problem: The lobby walls and painted surfaces are showing signs of age and wear. A new paint color was previously selected and approved by a membership vote, but the repainting was never completed. In addition, there are several visible cracks in the lobby plaster that should be repaired before any painting is performed.
Recommendation: Repair all visible plaster cracks and properly prepare the walls before painting. Complete the planned lobby repaint using the previously approved color. Repainting the lobby would significantly improve one of the building's most prominent common areas and create a cleaner, more welcoming first impression for residents, guests, and prospective buyers.

POOL & SPA DECK FLOORING

Problem: The flooring around the pool and spa is dirty, stained, and showing signs of deterioration in several areas. These conditions detract from the appearance of one of the community's most frequently used amenities and may worsen if left unaddressed.
Recommendation: Thoroughly clean the pool and spa deck on a regular schedule using appropriate cleaning methods to remove dirt, stains, mildew, and salt residue. Inspect the flooring for areas of deterioration and repair or replace damaged sections as needed to maintain a safe, attractive, and well-maintained environment for residents and guests.

****Repairs were made to the spa area, but the quality of the work is not acceptable, The texture of the repaired areas does not match the surrounding surface, and several sharp edges remain.**

HALLWAY, GYM AND SOCIAL ROOM CEILING TILES

Problem: Stained, sagging, or damaged ceiling tiles are present in the hallways, gym and Social Room
Recommendation: Replace damaged ceiling tiles as needed and investigate any active leaks or moisture issues to prevent recurring damage.

CEILING GRID

Problem: Rusted or corroded ceiling tile grid in several areas of the building.
Recommendation: Replace damaged sections or clean, prepare, and repaint existing grid where practical.

GYM CEILING AND A/C CIRCULATION

Problem: The suspended ceiling gives the fitness room a dated appearance and is susceptible to staining and damage. The room also tends to have poor air circulation and can become uncomfortably warm during use.
Recommendation: Evaluate removing the suspended ceiling entirely to create an open ceiling concept. If feasible, paint the exposed structure, ductwork, conduit, and piping a uniform color (typically black) to create a clean, modern fitness center aesthetic while eliminating the ongoing maintenance and replacement of ceiling tiles. Removing the ceiling would also provide space to install large, slow-speed ceiling fans to improve air circulation and occupant comfort. Increased airflow would help the gym feel cooler while creating a more inviting workout environment. If removal is not practical, replace damaged ceiling tiles, improve ventilation where possible, and maintain the ceiling as needed.

GYM WALL COVERINGS

Problem: The gym contains aging wall coverings that are peeling away from the walls, giving the space a dated and poorly maintained appearance.
Recommendation: Remove the existing wall coverings, repair and prepare the walls as needed, and repaint using a durable, moisture-resistant commercial paint suitable for fitness facilities. A clean, freshly painted interior would modernize the space, reduce ongoing maintenance, and complement other planned improvements such as an open ceiling, upgraded lighting, and improved air circulation

GYM EQUIPMENT

Problem: Some fitness equipment is aging and no longer reflects the quality expected in a beachfront condominium.
Recommendation: Develop a replacement schedule for aging equipment using available budget. Modern equipment and periodic updates will encourage greater use of the fitness center and improve one of the community's most valued amenities.

ELEVATORS

Problem: The elevators frequently appear dirty and worn.
Recommendation: While long-term modernization plans continue, maintain the existing elevators through regular cleaning of doors, walls, ceilings, floors, and tracks to improve their appearance.

WATER-DAMAGED DRYWALL

Problem: Water-damaged drywall is present in the Lobby and Social Room.
Recommendation: Repair damaged drywall and repaint affected areas.

BUILDING SIGNAGE

Problem: Corrosion and peeling paint are present on the "Oceans Eight" signage and other exterior signs.
Recommendation: Sand, prepare, and repaint all affected signage.

COMMON AREA LIGHTING

Problem: Burnt-out, damaged, and outdated lighting is present throughout the building.
Recommendation: Replace outdated fluorescent fixtures with modern, energy-efficient LED lighting where appropriate. Consider installing LED strip lighting in the lobby and pool tray ceilings to create a cleaner, more contemporary appearance while highlighting the architectural features of these spaces. Retrofit existing recessed can lights with color-adjustable LED trim kits so the color temperature and brightness can be matched throughout the building, creating a consistent and professional appearance. Standardize the color temperature of all lighting in common areas to eliminate the current mix of warm, cool, and mismatched lighting. Burnt-out or damaged fixtures should be replaced promptly, and a monthly lighting inspection and preventative maintenance program should be implemented to identify failed fixtures, clean lighting components, and address minor issues before they become noticeable.

AIR VENTS

Problem: Air vents are dirty and showing signs of rust.
Recommendation: Clean vents regularly and repaint or replace damaged units as needed.

DOORS & GATES

Problem: Rust and corrosion are visible on exterior doors and gates. Multiple entry gates have damaged, makeshift, or improperly repaired spindle assemblies that appear worn and do not present a consistent, professional appearance.
Recommendation: Remove corrosion, properly prepare surfaces, and repaint using corrosion-resistant coatings and hardware. Inspect all entry gates and replace damaged or improperly repaired spindle assemblies with properly fitted, durable components. Repairs should be completed consistently across all gates rather than relying on temporary or makeshift solutions

FOGGED WINDOWS

Problem: Several insulated glass panels have failed and appear fogged.
Recommendation: Replace failed glass panels as needed.

COMMON AREA SIGNAGE

Problem: Temporary hand-made signs remain posted in common areas for extended periods. While temporary notices are sometimes necessary, these signs create an unprofessional appearance and are inconsistent with the image and standards expected of a premier oceanfront condominium community.
Recommendation: Temporary signs should be used only when necessary and removed promptly once they are no longer needed. Any signage intended for long-term or permanent use should be professionally designed, manufactured, and installed to maintain a polished, cohesive appearance throughout the property.

LANDSCAPING

Problem: Dead plants, overgrown landscaping, and missing vegetation detract from the property's appearance.
Recommendation: Continue using landscaping vendors for major maintenance while allowing resident volunteers to assist with light gardening where appropriate. Replace dead or removed trees and plants as needed.

GRILL

Problem: The community grill was removed and was only replaced because of donations made by owners.
Recommendation: Replace the grill and establish a regular replacement cycle based on condition. This amenity should be restored for residents' use.

GENERAL CLEANLINESS

Problem: The overall cleanliness of common areas has declined.
Recommendation: Establish routine cleaning schedules with periodic deep cleanings to maintain a consistently clean and welcoming environment.

LOBBY DOCUMENT HOLDERS

Problem: The document holders located between the elevators create unnecessary visual clutter in a prominent location.
Recommendation: Relocate the document holders to a less prominent area, such as the hallway near the management office, while maintaining convenient access for residents.

POOL CEILING

Problem: Portions of the ceiling and trim above the tray lighting were not painted during the recent pool renovation. The ceiling is also very dirty.

Recommendation: Paint the remaining ceiling and trim so the entire renovation has a finished, cohesive appearance. Clean areas that are dirty.

FORMER SECURITY CAMERA LOCATIONS

Problem: Areas where security cameras were removed remain unrepaired.

Recommendation: Patch, repair, texture, and repaint these areas so there is no visible evidence of the previous installations.

PREVENTATIVE MAINTENANCE PROGRAM

Problem: Many maintenance items appear to be addressed only after they become noticeable.

Recommendation: Develop a preventative maintenance schedule that includes quarterly inspections of common areas, paint, lighting, ceilings, doors, railings, landscaping, and amenities. Addressing minor issues early reduces long-term maintenance costs.

POOL BATHROOMS

Problem: The renovation of the pool restrooms was approved by the ownership through a community vote; however, the project has not yet begun.

Recommendation: Provide owners with an update on the status of this approved project, including the reason it has not yet started and an anticipated timeline for construction. Once initiated, complete the restroom renovation as approved to provide clean, modern facilities that complement the recently improved pool area and enhance one of the community's primary amenities.

GARAGE STAIRWELL DOORS

Problem: Several of the garage stairwell doors are rusted and in poor condition. Some doors do not close properly, and at least one appears to be pulling away from or coming off its hinges.

Recommendation: Inspect all garage stairwell doors and hardware and promptly repair or replace any doors, hinges, closers, frames, or other components that are damaged or corroded. Doors should close and latch properly and remain in good working condition. Rusted surfaces should be properly prepared and treated with corrosion-resistant coatings to prevent further deterioration.

ACCESS CONTROL

Problem: Several key-fob readers throughout the property are broken or unreliable, creating inconsistent access for residents.

Recommendation: Inspect all key-fob readers and replace or repair defective units to ensure reliable access throughout the property. Establish a regular inspection and maintenance schedule for the access control system and gates to identify and address failures before they become more significant problems.

Many of these recommendations involve routine maintenance rather than significant capital expenditures. Completing these items over time will improve the appearance of Oceans Eight, enhance the experience of residents and guests, help preserve property values, and demonstrate a continued commitment to maintaining one of the area's premier oceanfront communities. It is respectfully requested that the Board review these recommendations, prioritize the items and provide owners with periodic updates regarding planned maintenance and improvement projects.