

Plant, Property, and Equipment Report

September 17, 2025

At last month's meeting, a resident noticed water stains on the ceiling. Al Demarchi went upstairs to investigate and found the Air Conditioner overflowing the overflow tray and insulation had stopped up the overflow pipe. The emergency overflow switch had also failed. Al removed the insulation, allowing the water to flow through the pipe. The next day we contacted Moody's Mechanical who sent out a repair technician to replace the overflow switch and check out the system. The technician recommended changing the filter, which Mitch Fry and I replaced the following day.

We are investigating an annual inspection contract to ensure the longevity of our new system.

We are still having an issue with the irrigation system. Besides the problems with the controller, a pipe was broken when a car hit two curve reflector poles. Angel Oak is scheduled to repair both issues on Friday.

End of Report