

# Building Maintenance Snapshot Feb 2026

## A Pre-Election Review for Residents

### Purpose

This document highlights **ongoing, unresolved maintenance issues** in our building to help residents make informed decisions in the upcoming HOA elections.

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### 1. Loss of Shared Amenities

#### a) Tennis Court unusable since more than 3 years

- Intended use: Tennis and padel ball.
- Current reality: unusable due to dangerous surface defects.
- Duration: Multiple years
- Impact: Residents pay for an amenity that is effectively unavailable

#### Photo evidence:

[Many more recent pictures and videos showing its state](#)



### **b) Jacuzzi Pool continues losing it's tiles**

- Current reality: we continue to loose tiles at a rapid rate
- Duration: 2-3 years
- Impact: Residents pay for an amenity that looks unmaintained and feels terrible

#### **Photo evidence:**



### **c) Party Room Used as Construction Storage**

- Intended use: Resident gatherings and events
- Current reality: Long-term storage for construction materials
- Duration: Multiple years
- Impact: Residents pay for an amenity that is effectively unavailable

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## 2. Basic Infrastructure Issues

### Elevator #1 – Non-Functional Display

- Issue: Monitor not working so you don't know which floor was selected.
- Duration: Several months
- Impact:
  - Reduced usability
  - Accessibility concerns
  - Negative daily experience for residents



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## 3. Pattern of Deferred Minor Maintenance

Across the building, there are multiple examples of:

- Small repairs left open
- Cosmetic and functional issues that worsen over time
- Problems that are inexpensive and straightforward to fix

Individually, these are minor. Collectively, they suggest a **systematic deprioritization of routine maintenance**. Here are just a few examples. We have a much bigger list/spreadsheet we shared with the administration before which got no attention.

### [Suggested maintenance list](#)



**Issue:**

Water not being able to drain after heavy rains. It pools in front of the entrance to the racket ball court and sometimes even enters the bathroom.

**Fix:**

Drill drain hole through floor into level 7 garage ceiling and connect new drain pipe with existing drain plumbing.



**Issue:**

Water pooling after heavy rains on L2 balcony causing filtration issues in lobby ceiling and walls.

**Fix:**

Install proper drain or re-level tiles with proper slope forward to the drains available.



**Issue:**

Grout on floor tiling on level 8 is failing and missing in many places. Water enters now the ceiling and ultimately ends up in the garage level 7 ceiling making many parking spots unusable.

The same is starting to happen on level 66 as well.

**Fix:**

Remove loose grout and pressure wash the cracks. Then reseal with new grout.

Ultimately we should remove all tiling and re-level the entire floor to ensure proper drainage to existing drains. Then proper waterproofing of the concrete has to be applied before new tiles are installed. That will prevent water from entering the concrete floors/ceilings when grout is failing later.





**Issue:**

Non stainless steel bracket hardware for glass rails was used improperly with aluminum brackets resulting in galvanic and environmental corrosion on 66 floor.

These will ultimately fail causing major problems in the next big winds possibly breaking the temperate glass which then will be raining down on the street.

**Fix:**

Replace existing hardware with proper new hardware.



**Note:**

There are at least 6-10 more such brackets that need to be fixed.



**Issue:**

Sun shade posts on level 8 are corroded and no longer safe. If someone leans against them they might fall over.

**Fix:**

Replace with a new shading solution.



**Issue:**

Tiles on 67 floor platform overlooking the 66 pool area were removed over 6 month ago to fix a leak in the stair ways ceiling. That leak was fixed but the entire surface area is left bare allowing water to penetrate the concrete that will result in more leaks later. Concrete is not waterproof and requires a special waterproofing paint that was never applied.

**Fix:**

This platform is supposed to be turned into another viewing/resting area with glass rails and access stairs from the pool area. The approved plans lack details regarding water drainage, attachment of glass, and the proposed paint on/spray on floor covering is a very bad idea. It further proposes an aluminum staircase with steel fasteners which is a bad idea as well. The aluminum staircase should be aluminum welded in place to avoid galvanic corrosion caused by steel fasteners.

There are many more issues such as:

- [Substantial Filtration Issues in Garage Level 7 Ceiling](#)
  - [Electrical Issues](#)
  - [Stairwell exposed rebar and filtration issues](#)
  - [Missing garage drain covers](#)
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#### 4. The Bigger Picture

Last year, the building received a new paint job, improving appearances. However, paint does not:

- Restore functionality
- Replace maintenance
- Address long-term wear and tear

At the same time, residents are repeatedly asked to approve **large projects with extraordinary fees**, while basic issues remain unresolved.

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#### 5. Questions for Voters to Consider

- Why are simple maintenance issues left open for months or years?
  - Why are shared amenities unavailable despite residents paying for them?
  - Should routine maintenance come **before** large, fee-driven projects?
  - What maintenance standards should we expect from our HOA leadership?
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#### Conclusion

This document is not an attack—it is a record.

Photos, timelines, and everyday experiences tell a clear story.

As residents and owners, we deserve:

- Functional amenities
- Prompt resolution of basic issues
- Transparent, maintenance-first priorities

We encourage everyone to review these issues carefully before voting.