

**From:** "jeffrey E." <jeevacation@gmail.com>  
**To:** John Christensen <[REDACTED]>  
**Subject:** Re: FW: LSJ - Joe DeSantis  
**Date:** Tue, 11 Apr 2017 12:21:20 +0000

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keep it

On Tue, Apr 11, 2017 at 8:09 AM, John Christensen <[REDACTED]> wrote:

Jeffrey,

Attached are the issues noticed by Joe DeSantis. Do you want me to cancel the second trial day?

Please advise

Thank you

John

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**From:** Joe DeSantis <[REDACTED]>  
**Reply-To:** Joe DeSantis <[REDACTED]>  
**Date:** Saturday, April 8, 2017 at 4:01 PM  
**To:** "[REDACTED]" <[REDACTED]>  
**Subject:** LSJ

Hey John,

We had a hot water pump tripping its breaker today. The guys changed the pump but it still tripped after 20 minutes or so. While checking the panel I could see corrosion and oxidation on the breaker bars. When the pump would start you could see sparks coming from the area the breaker contacts the bar. This would heat up the breaker enough making her trip. So because of this I can't help think of a few things I saw while on LSJ. I did not take notes because I didn't feel it was my place since this was an interview of sorts. I normally take photos of any issue I find but did not want to do anything without permission I mean what did I sign, a five page confidentiality agreement. I feel some issues are important enough to mention.

The most serious would be the junction boxes on the helipad. They house the splitting of power to sections of colored ground lights. I saw two boxes without covers that surely fill with water when it rains. It looks like the wire is stranded which will easily wick the water under the jacket. It is trouble on the way but easy to repair. Temporarily glue the covers on with silicone until the boxes and more than likely the wiring can be replaced.

There are many electric covers missing or just laying next to the appliance it belongs to. Some in areas of water which will make it dangerous to walk into the room with a water leak and exposed wiring.

There was a building, octagon maybe with half open to the water. It had a cool tree table. Wherever this is the transformer is about ready to drop out of its case. A roof and vented door would help this little electric panel area that already has 3 walls.

The library has serious issues. I know Karen mentioned the moisture issues here and I told her about installing a UV air scrubber and an inline dehumidifier. I asked to see the AC and could not believe it when I saw a UV air scrubber installed. It had a yellow LED burning on top which could indicate the need for service and new bulbs. I did not touch anything but even without an added dehumidifier the unit should be able to reduce the humidity in this room.

Pool filters are cracked and poorly maintained. Leaves will get sucked into to the pumps and eventually kill the pumps. Lots of bird droppings in Flagpole pool. You should look into a way to keep birds away. Can't be healthy.

Looking forward to do another day on the island.

Have a good day, Joe

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please note

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JEE

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