

Your Property **Meld Data** Can Run Your Maintenance Department

SESSION 1 OF 2 | MX SUMMIT 2026

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Brought to you by  **PROPERTYMELD**

// THE PREMISE

PROPERTY MELD IS THE BRAIN OF OUR MAINTENANCE OPERATION.

Nothing I show you today replaces it. Everything I show you today makes it 10x more useful.

// WHO IS TALKING

Croskey Real Estate

Residential property management, East Contra Costa County, California

- 01 Property Meld customer
- 02 AI-first operator: 12 named AI agents run the business day-to-day
- 03 Co-founder, Crane (paid PM professional community)
- 04 Co-founder, PM Systems Conference

// THE ROSTER

The Croskey AI Workforce

Bruce

BI & Leasing

Alfred

Owner Relations

Maverick

Market Intelligence

Rex

Field Ops & Maintenance

Miss Money Penny

Meetings

Hal

Ops Agent

Baymax

Tenant Experience

Dredd

Vendor & Compliance

Morpheus

AI Oversight

Warren

Financial Intelligence

Molly

HR

Sophia

Executive Assistant

Four of them talk to Property Meld

- Rex** reads work order data on a schedule. Drafts the daily coordinator briefing.
- Alfred** drafts owner-facing WO summaries the moment a ticket closes.
- Baymax** pre-triages tenant maintenance requests via SMS before they hit PM.
- Dredd** scores vendor performance from PM completion data.

// THE RULE

Property Meld STAYS THE SOURCE OF TRUTH.

Every agent reads from Property Meld. None writes to it without human approval.

// GROUND RULES

One thing to know about this session

This is the first session at any PM conference where AI agents in the room are also attendees.

- They have the repo.
- They can ask questions in the side channel.
- They leave with the same artifacts you do.

Raise your hand if you brought one.

// WHAT YOU WILL SEE

Three real Croskey outputs. Live screens.

Rex

the daily coordinator briefing that hits Slack at 7 AM

Alfred

an owner-facing WO summary drafted from a PM close event

Dredd

a vendor scorecard built from PM completion data

The refrain for all three: **PM did the work. The agent made it visible to the right person.**

// OUTPUT_01

Rex: Daily Coordinator Briefing

DATA SOURCE

Property Meld work order export

DELIVERY

Slack DM to the maintenance coordinator

FREQUENCY

Daily, 7 AM

RUNTIME

Fully autonomous. No one pushes a button.



[SCREENSHOT: Slack message from Rex delivering the daily briefing to the coordinator at 7 AM. Should show prioritized WO list, aging alerts, and vendor callouts.]

or [browse files](#)

// OUTPUT_02

Alfred: Owner WO Summary on Close



Drop the owner-facing draft email screen
or [browse files](#)

TRIGGER

PM webhook fires when a WO closes

OUTPUT

Draft email in a review queue

HUMAN STEP

Owner Relations reviews and sends

TIME SAVED

~15 minutes

per closed WO

// OUTPUT_03

Dredd: Vendor Scorecard



Drop the vendor scorecard dashboard screen
or [browse files](#)

DATA SOURCE

PM WO completion records + tenant survey data

REFRESH

Weekly

DELIVERY

Dashboard + Slack digest

USE CASE

Vendor renewal conversations, callout decisions

// THE REFRAIN

Property Meld DID THE WORK.

The agent made it visible to the right person at the right time.

// THE VOTE

Your turn. You pick what we build.

OPTION 1

Daily coordinator briefing
from PM data

OPTION 2

Owner-facing WO summary
on close

OPTION 3

Vendor scorecard

Vote by show of hands (or QR code poll).

Highest vote wins. We build it live in the next 21 minutes.

// THE METHOD

Vibe Coding: the 4-step prompt pattern

1

Context first.

What is this repo? What data? What stack?

2

Goal in one sentence.

What does done look like?

3

Constraints.

Output format. Where it goes. What NOT to do.

4

Iterate, don't restart.

Fix with the next prompt, not by hand.

// NOW

LIVE BUILD

21 MINUTES. ONE TOOL. ON THE SCREEN BEHIND ME.

// TAKE-HOME

Ship it. Fork it. Take it home.

- 01 Fork the repo.
- 02 Run the code.
- 03 Point your AI agent at it. The AGENTS.md file tells it what to do.
- 04 The solution branch has the working version if you want to see the finish line.

// DEBRIEF

What you just built

A tool that reads Property Meld data and delivers value somewhere PM doesn't reach.

- You wrote maybe 5 prompts.
- You didn't write a line of code by hand.
- It runs on your laptop right now.

And it works.

// THE GAP

But it's still a tool.

TOOL

you push the button. It runs. It stops.

AGENT

it watches Property Meld. It acts. On its own.

In 5 minutes, in the next session, we make the leap.

Same screen. Same chairs. Stay seated.

// SESSION_02

Session 2: Build the Agents That Make It Run

Starting in 5 minutes. Same room. Same seats.