



HOA Manager's Report – August 2024

Projects/Maintenance

- The maintenance team has completed a number of tasks across the property. A detailed list of work performed is available on the maintenance worksheet.

Fire Extinguisher

- Thompson Safety has been engaged for the annual fire extinguisher inspection. Thompson Safety recently merged with All Florida Fire Equipment, our previous provider for this service.

Landscaping/Irrigation

- Synergy conveyed a proposal to repair storm damage. The problems were resolved by in-house staff.
- Two leaks were discovered by Securitas, which required shutting the supply valves. In-house staff addressed the issues.
- An owner accidentally broke irrigation piping at the ceiling of the south entrance to the building two garage with a high-profile vehicle. Clearwater Plumbing repaired the piping and the owner paid the company directly.

Pools/Spas/Recreation

- Symbiont Service repaired a pvc pipe at the building three spa heater, which was leaking. The repair was covered under warranty.
- FCL has been engaged to replace a lap pool pump motor, which is under warranty.
- The Pool Doctor has been engaged to repair an area in the center lane of the lap pool that has delaminated. The repair will occur in September. The pool will need to be drained for this repair and it will take several days to complete the project.
- Duke Energy has been contacted for an electrical quality inspection, as the pool lights were randomly changing colors at all three pools, which typically only occurs as a reset to the system from a power outage, though there were no power outages.
- A table set was ordered from Polywood for a covered area at building three.

Southwest Florida Water Management District

- Kinney Engineering conducted the five-year stormwater drainage inspection, which is required by the Southwest Florida Water Management District. All components of our drainage system were found to be in good condition. No action is required.

Maintenance Worksheet

Routine Maintenance:

Daily:	Pool Bath Cleaning Check Pools for trash Clean the BBQ and Fire pit Check Lights Trash Check Garages Clean out drains at courts
Twice Per Week:	Sweep Garages
Weekly:	Check Pool Chemicals
As Needed:	Clean out ditches near sidewalks Palm Trimming (when not contracted out) Install transponders

Repairs and Projects:

	<u>Location:</u>	<u>Start Date:</u>	<u>End Date:</u>	<u>Status:</u>
Repaired the gate lock for beach access	Building 1	8/1/2024	8/1/2024	Complete
Repaired the lights by MM pool deck	Building 1	8/1/2024	8/1/2024	Complete
Cleaned the beach access	Building 3	8/1/2024	8/1/2024	Complete
Cleaned up the garages	Complex	8/1/2024	8/1/2024	Complete
Replaced the hangers for irrigation pipe in garages	Building 1&3	8/2/2024	8/2/2024	Complete
Fixed the lights for MM pool and lap pool spa	Building 1&2	8/2/2024	8/2/2024	Complete
Repaired the cameras by garage entrance	Building 2&3	8/2/2024	8/2/2024	Complete
Cleaned up the ditches before the storm	Building 1&3	8/2/2024	8/2/2024	Complete
Removed the umbrellas and the chairs from the pool deck before storm	Complex	8/3/2024	8/3/2024	Complete
Drained the MM pool and the lap pool	Building 1&2	8/4/2024	8/4/2024	Complete
Repaired umbrellas for MM pool and piano pool	Building 1&3	8/6/2024	8/6/2024	Complete
Cleaned up the garages, tennis courts, and pool decks	Complex	8/5/2024	8/7/2024	Complete
Repaired the gate arms for north and south delivery gate	Building 1&2	8/7/2024	8/9/2024	Complete
Repaired the lights by piano pool deck and ramp	Building 3	8/8/2024	8/14/2024	Complete
Replaced the pool light for piano pool	Building 3	8/14/2024	8/14/2024	Complete
Cleaned up the ditches	Building 1&3	8/14/2024	8/14/2024	Complete
Water test for leak in G-25	Building 2&3	8/16/2024	8/16/2024	Complete
Replaced the irrigation valve by south entrance	Building 2	8/16/2024	8/16/2024	Complete
Replaced the hangers for irrigation pipe in garage	Building 1&2	8/15/2024	8/20/2024	Complete
Repaired umbrellas for MM pool and piano pool	Building 1&3	8/19/2024	8/20/2024	Complete
Sprayed for ants	Complex	8/20/2024	8/20/2024	Complete
Repaired the cameras by garage entrances	Building 2&3	8/21/2024	8/21/2024	Complete
Painted the wall west of the lap pool deck	Building 2	8/21/2024	8/21/2024	Complete
Repaired the irrigation pipe leak in garage	Building 3	8/21/2024	8/21/2024	Complete

Replaced the pipe hangers in garage area	Building 3	8/22/2024	8/23/2024	Complete
Clean up the second floor entrance	Building 3	8/23/2024	8/23/2024	Complete
Cleaned up the garage area	Complex	8/23/2024	8/23/2024	Complete
Repaired the concrete and tiles by the piano pool bathroom steps	Building 3	8/26/2024	8/27/2024	Complete
Cleaned up the ditches	Building 1&3	8/27/2024	8/27/2024	Complete
Painted second floor front of building with sealer	Building 3	8/28/2024	8/28/2024	Complete
Painted fire pit area with sealer	Building 2	8/28/2024	8/28/2024	Complete
Cleaned the drain behind garage exit	Building 3	8/28/2024	8/28/2024	Complete
Removed and replaced the tiles on second floor deck by the lap pool	Building 2	8/27/2024	8/30/2024	Complete
Painted 2nd floor benches with varnish	Building 1&2	8/29/2024	8/30/2024	Complete
Finish sealing 2nd floor	Building 3			Open
Waterproof planters (separate list)	Complex			Open
Water test for garage leak	Building 2			Open
Paint bathroom roofs	Complex			Open
Clean near pool returns	Building 3			Open