



HOA Manager's Report – February 2023

Projects/Maintenance

- The maintenance team has completed a number of tasks across the property. This includes planter waterproofing, landscaping improvements, and performed water testing. A detailed list of work performed is listed on the maintenance worksheet.

Audit

- The annual audit by Bashor Legendre has been completed. The audited financial statements have been emailed to owners and made available on the website. A letter to the membership will be sent shortly.

Gate Replacement

- Pyramid Aluminum has been engaged to replace the double gate on the west side of the property between buildings 2 and 3.

Landscaping

- Fieldstone replaced our routine porter, Stan, with a new employee, Alberto.
- Management received proposals for tree replacements and to fill voids in planters from Fieldstone. However, the prices were found to be excessive. A proposal for tree removal was requested from Prime Scape. New plants were ordered and delivered by DK Farms at a fraction of the cost of Fieldstone. They have been planted by our in-house team. Additional orders are pending. Once planted, mulch will be installed.

Pools/Spas

- FCL has been engaged to repair Stenner feeders and two pumps.
- Annual service has been rescheduled with Symbiont Service for the geothermal heating system for early March.
- Delivery of new table sets from Alumatech are anticipated in March. They will replace the tables at the Piano and Mickey Pool areas.
- Alumatech placed new vinyl straps on ten of our old lounge chair frames. They were placed into onsite storage for future use.
- Wi-fi devices at the Lap Pool and Mickey Pool have malfunctioned and will be replaced.

Recreation

- Drop-In Pickleball has been initiated for Saturday mornings at 9:00am on the building 2 court. Due to popular demand, management obtained quotes for additional pickleball lines for courts 1 and 3, which will be discussed at the next Board meeting.

- Yoga class takes place on Sunday mornings at 10:00am on the western deck of near building 3.
- A ladies book club has been announced, with the first meeting scheduled for March 8th at 5:30 in the clubroom of building 1.

Safety Concern

- A concern was reported to Ultimar 3 management regarding safety precautions for storm shutter installation.