



HOA Manager's Report – September 2022

Projects/Maintenance

- This month, the maintenance team completed a number of projects across the property. This included making lighting improvements, irrigation repairs, storm preparation, and storm recovery. A detailed list of work performed is available on the maintenance worksheet.

Fire Extinguisher Inspection

- The annual fire extinguisher inspection was completed by ABCO Fire & Safety.

Garage Repair

- Management is working to coordinate an electrical conduit repair in the garage ceiling at building 1. Investigative chipping was performed by Structural, with additional work proposed to allow access for electrical work to commence. East West Electric has been onsite to provide an estimate for the electrical portion of the job.

Insurance

- Sedgwick is scheduled to visit the property in early October to conduct our routine appraisal, which is required every three years.
- Due to the cancellation of the wind policy held by Weston Insurance, coverage through Citizens was obtained.

Landscaping

- Prime Scape removed a dead Washingtonia palm located near the center of the property at the main parking lot on the ground level.
- Fieldstone repaired timer valves and will be removing the annuals that suffered windburn.

Pool Furniture

- Lounge chairs have been ordered through Alumatech, with delivery projected in December.

Unit Front Doors

- Six-panel doors were approved as an acceptable replacement to the eight-panel unit front doors. The specifications are attached. Please note that City of Clearwater building officials have informed management that a permit is not required for door replacement when keeping the frame and the doors will continue to swing inward.