



## HOA Manager's Report – January 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.

### **Audit**

- Bashor & Legendre conducted audit fieldwork and will be providing the audited financial statements in February.

### **Electrical**

- East West Electric has been engaged to resolve an issue with rusted electrical conduit in the garage ceiling at building one. P & R Pro Coatings is assisting with the repair by exposing the conduit in the concrete for accessibility.

### **Firepit**

- The firepit area has been closed temporarily while in-house staff performed water testing to investigate water intrusion identified in a private garage below.

### **Golf Cart**

- Golf Car Systems replaced the motor of the golf cart used by maintenance staff.

### **Landscape**

- A proposal has been requested from Synergy for irrigation timer replacements. Sprinkler head repairs were performed in house.
- Del Mar Palms will supply plants for a recently waterproofed planter and planters with voids.

### **Plumbing**

- Clearwater Plumbing has been engaged to repair a storm drain that developed a leak in the 8" pipe near the concrete floor of the garage. They will attempt to repair the pipe above the concrete. If peeling the pipe is unsuccessful, they will line the pipe and reconnect the lines.

### **Pools/Spas**

- Symbiont Service has ordered a display panel and compressor for the Mickey Pool heating system. They are anticipated arrival of the materials needed in February.
- FCL installed a new chemical feeder at the Mickey Pool.
- Largo Locksmith replaced the mechanical lock at the ladies' restroom located near the Lap Pool and the ladies' restroom located near the Piano Pool.