



## HOA Manager's Report – May 2023

### Projects/Maintenance

- The maintenance team has completed a number of tasks across the property. The majority of their time was spent on pressure washing the decks and painting the planters. A detailed list of work performed is listed on the maintenance worksheet.

### City of Clearwater Fire Department

- The fire marshal and fire inspector from the City of Clearwater visited the complex this month to review the area south of building three, due concerns expressed that the area is a fire lane. The fire marshal confirmed in writing that the area is not a fire lane.

### Firepit

- Creative Outdoor Kitchens has diagnosed an issue with the firepit starter. The part has been on backorder, but projected to arrive shortly.

### Gate Replacement

- Pyramid Aluminum replaced the double gate on the west side of the property between buildings 2 and 3.

### Landscape

- The HOA Board selected Synergy to replace Fieldstone to maintain the landscaping. Their contract begins June 1<sup>st</sup>.
- Synergy assessed the irrigation system, including all zones wired to timers at each building. All deficiencies will be addressed shortly.
- Prime Scape was engaged for annual palm trimming.

### Pickleball Courts

- All-Star Surfaces has been engaged to paint pickleball court lines at building 1 and building 3 due to a unanimous vote by the Board during the April 5th meeting. The lines are scheduled to be painted in early June.

### Pools/Spas

- FCL replaced filter grids at the Piano Pool.
- FCL has been engaged to replace the flow meter at the Mickey Pool and the chemical feeder at the spa.
- A heater display panel remains on backorder through Symbiont Service for a heater at the Piano Pool.

### **Worker's Comp Audit**

- The workers comp audit has been completed, resulting in an immaterial increase to the insurance premium.