



HOA Manager's Report – April 2023

Projects/Maintenance

- The maintenance team has completed a number of tasks across the property. The majority of their time was spent on planter waterproofing and irrigation improvements. A detailed list of work performed is listed on the maintenance worksheet.

Firepit

- Creative Outdoor Kitchens has diagnosed an issue with the firepit starter and will return for the repair in May.

Gate Replacement

- Pyramid Aluminum will replace the double gate on the west side of the property between buildings 2 and 3 in late May.

Landscaping

- Fieldstone irrigation technicians have visited the site to investigate irrigation failures. Our in-house team made numerous repairs and found several valves manually closed.
- Proposals for new plantings in recently waterproofed planters at building 2 and 3 have been requested from Fieldstone. Additionally, a proposal for sea grape trimming was requested. Proposals have not been received in a timely manner.
- Management has consulted with Synergy and Southern Hospitality regarding providing competitive proposals for routine landscaping maintenance due to service issues experienced with Fieldstone.
- Prime Scape removed three dead queen palms and a dead oleander. A quote for annual palm trimming has been requested.

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.

Pools/Spas

- FCL has been engaged to replace filter grids at the piano pool.
- A heater display panel is on backorder for a heater at the Piano Pool.
- Wi-fi at the Mickey Pool and Lap Pool were restored. A new extender was programmed by management.

Security Cameras

- Necess-IT restored the video feed for one of our three security camera DVRs at the guardhouse.

Worker's Comp Audit

- Management uploaded all documentation required for completion of the worker's comp audit.