



## **HOA Manager's Report – July 2022**

### **Projects/Maintenance**

- This month, the maintenance team completed a number of projects across the property. This included painting, replacing rusty pipe hangers, and pressure washing. A detailed list of work performed is available on the maintenance worksheet.

### **Garage Repairs**

- Structural has been onsite to inspect the garage ceiling where electrical conduit requires repair at building one. They also inspected an area where removal and replacement of a conduit bracket resulted in a damaged cable.

### **Gate Repair**

- Accurate Electronics repaired a connectivity issue at the call box located at the main entry.

### **Landscaping**

- Fieldstone planted confederate jasmine in a planter west of the lap pool where Xanadu were failing.
- Fieldstone filled Purple Queen and Maui Ixora voids near the croquet court.
- Palm trimming by Prime Scape began at the end of July, to be completed the first week of August.

### **Pools/Spas**

- New signage required by the county regarding pool depth has been installed at each pool and spa.
- FCL replaced Stenner feeders at all three pools.

### **Security**

- ID bracelet signage was installed, as requested during the Security Committee meeting.
- After visiting two complexes who utilize the Envera guest entry system, The Tides and South Beach 2, management met with an Envera representative onsite with the goal to assess the ingress and egress of the property and the needs for guest entry and security. Management found that the Envera system lacked the ability to search a database of vehicles entering the property by license plate number, which is crucial in our parking environment. Additionally, the system does not provided printed passes to display on the vehicles, which is a useful tool to help control the parking lot. The representative stated that they will be working on system improvements in the near future which may better serve our needs.

### **Workers Comp Audit**

- Management identified erroneous classifications of subcontractors during the workers comp audit and has disputed the audit findings, providing documentation to AmTrust to correct the issue.