



HOA Manager's Report – December 2023

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.

Annual Meeting and Budget Meeting

- The Annual Meeting and Budget Meeting were held on December 2, 2023. The proposed budget was approved. Management provided the dues allocation to Truist Bank and ordered coupons for owners who are not on ACH draft.

Domestic Water

- Management suspected a water leak due to continued elevated water consumption after the completion of pressure washing tasks by staff. Recent domestic water billing from the City of Clearwater indicates that the repairs made by maintenance staff resolved the issue.

Landscaping

- Maintenance staff planted additional plants in voids around the property with plants ordered from DelMar Palms.

Plumbing

- A leak was identified in a storm drain at building one. Clearwater Plumbing and Tampabay Plumbing were contacted for proposals.

Pools/Spas

- The Health Department reinspected the pools and spas this month that had minor issues noted during the November inspection. All issues were resolved.
- Symbiont Service replaced the coil at the Piano Pool. They have ordered a panel at the Mickey Pool, and repaired a temperature sensor at the Lap Pool.
- FCL has been engaged to install a new chemical feeder at the Mickey Pool.

- Largo Locksmith has been contracted to replace a mechanical lock at the ladies bathroom located near the Lap Pool.