



HOA Manager's Report – November 2023

Projects/Maintenance

- The maintenance team has completed a number of tasks across the property. The majority of their time has been spent on holiday decorations and painting. A detailed list of work performed is available on the maintenance worksheet.

Annual Meeting and Budget Meeting

- The proposed budget for 2024 has been prepared. Notices have been mailed to owners for the Annual Meeting and Budget Meeting, which will be held on December 2, 2023.

Audit

- Bashor and Legendre has been engaged for the 2023 financial audit.

Domestic Water

- Management suspected a water leak due to continued elevated water consumption after the completion of pressure washing tasks by staff. Maintenance staff ran new piping in the ground between building one and building two, as a leak was detected in the water line to the beach access at Ultimar One. Maintenance staff also resolved a leak at the building two spa.

Landscaping

- Synergy resolved irrigation issues related to the grass of the west side of the property at buildings 1 and 2.
- Maintenance staff planted a variety of new plants in voids on property. The plants were ordered from DelMar Palms. An additional order is pending.

Pools/Spas

- The Health Department performed their semi-annual inspection this month. Minor issues noted are in the process of being resolved.
- Symbiont Service assessed three heaters at the Piano Pool which were displaying a defrost notification. It was caused by a heater with a failed coil. The coil has been

ordered. All heaters, except the one with the coil issue, are running. The pool has had not issues reaching the desired temperature.

- The control Board for the chemical feeder at the Mickey Pool has failed. FCL provided a loaner and has been engaged for a replacement.

Tennis/Pickleball Courts

- Allstar Surfaces and Welch Tennis visited the property to assess the tennis/pickleball courts for potential options for a pickleball only court and a tennis only court. This was preliminary conversation in advance of a survey to owners.