



HOA Manager's Report – October 2023

Projects/Maintenance

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

Budget

- Management has drafted the 2024 budget and has shared with the treasurer and president of the association to review. The budget meeting will be held on December 2, 2023.

Domestic Water

- Management suspected a water leak due to continued elevated water consumption after the completion of pressure washing tasks by staff. Two problems were uncovered, a leak in the domestic line to the beach access at building one and a leak at the spa near the lap pool. Both will be resolved by in-house staff.

Landscaping

- Synergy installed new plants in several planters that had been waterproofed and in planters that had voids.
- Synergy has been engaged to resolve an irrigation issue related to the grass of the west side of the property at buildings 1 and 2.
- Additional plants have been ordered from Delmar Palms and Landscaping for in-house staff to install.

Pools/Spas

- Management has requested a maintenance agreement proposal from Symbiont for the geothermal heaters. The contract for the geothermal system installation included annual maintenance for the first three years, which has now expired.

Recreation/Other

- The fencing at court three has been down temporarily while in-house staff has been working to waterproof a planter on northeast side

- Grill lights have failed due to issues with the hood light assemblies, which were under warranty. The parts have shipped and will be installed upon receipt.