



HOA Manager's Report – November 2024

Annual Meeting and Budget Meeting

- Management prepared and mailed the documents required for the annual meeting of the membership and budget meeting of the Board of Directors.

Camera Systems

- Accurate Electronics has restored camera access to the guardhouse. Several cameras will be replaced in-house.

Gates

- Accurate Electronics has been engaged for repairs to the gates, which include a new control board, DSX controller, and wireless relay bridge. Installation is anticipated by early January.

Fire Extinguisher

- Thompson Safety performed the annual fire extinguisher inspection. Management noticed that two extinguishers were overlooked and has requested they return to inspect them.

Landscaping/Irrigation

- Synergy Landscaping, Del Mar Palms, and Prime Scape have been involved with sand clearance, debris clearance, and tree removal. Synergy Landscaping has performed numerous irrigation repairs. Annuals were planted at the main entrance.

Legal Counsel

- Legal counsel was consulted regarding communication of two Ultimar directors, which resulted in a cease-and-desist letter.

Maintenance Staff

- The focus for maintenance staff has been restoration after Hurricane Helene and Hurricane Milton. Details as to the in-house tasks of staff are included in the attached worksheet, along with tasks of vendors and contractors. We also devoted some time to preparing the grounds for the holidays with installation of the annual white lights.

Parking Lot Lights

- East West Electric assessed the parking lot lights that were damaged during Hurricane Milton, which they originally installed in 2018. A proposal for the repairs is pending.

Pools/Spas/Recreation

- Citrus Park Well Drilling repaired a well pump pipe that was damaged during sand clearance. The cost will be covered by Synergy Landscaping.
- Symbiont Service assessed all equipment after Hurricane Helene and corrected a CPU error on the Mickey Pool heater.
- FCL replaced all pool and spa motors that were destroyed by the storm surge from Hurricane Helene.
- D'Andrea Electric replaced contactors and a 20-amp breaker for the Mickey pool and Lap pool.
- The Pool Doctor provided a proposal for acid washing the Piano Pool.
- Seating was added to tennis court three.
- Replacement pickleball nets were purchased.

Records Inspections

- Management has worked to satisfy owner records inspection requests, including several years of financial reports and emails.

Sanitary Drain and Storm Drains

- Seminole Septic performed routine cleaning of the sanitary drains and visited the property to provide a proposal for storm drain cleaning.
- Clearwater Plumbing cleared a storm drain that was blocked in the garage between building one and building two.

Signage

- Management has communicated with Fast Signs for replacements of a variety of signs destroyed by the hurricanes. This includes signs for pool rules, tennis rules, no trespassing, no pets, truck entrance, resident entrance, and guest entrance.

Tennis Court Fencing

- Allstar has provided a proposal for new tennis court fences. Welch Tennis declined bidding. Stewart Tennis and Fencing is scheduled to assess the fencing in early December.

Waste Management

- Thirteen thirty-yard dumpsters were used in order to clear debris from the hurricanes at the north alley and the wind tunnel between buildings two and three. Management rented a skid steer to aid in debris clearance.

Wi-fi/Spectrum Service

- Spectrum replaced equipment damaged by flood waters. Wi-fi has been restored to the Lap Pool area and the Piano Pool area. The Mickey Wi-fi connection is under review.

Hurricane Recovery

Task	Contractor/In-house	Status
Appliance Removal	In-house with skid steer	Complete
Cameras	Accurate Electronics - up but programming needed for devices	In Progress
Camera monitor	Amazon	Complete
Cleaning/Shoveling Sand from Bathrooms	In-house	Complete
Clock reinstall	In-house	Complete
Debris/Trash Removal	Waste Management rentals In-house staff (13 - 30 yard and 40 yard containers loaded with skid steer and manually)	Complete
Domestic water repairs - beach shower, pool shower	In-house	Complete
Drain Covers	In-house	Complete
Equipment Rental - Skid Steer	Home Depot	Complete
Flag Reinstall	In-house	Complete
Furniture Placement and Cleaning Lap	In-house	Complete
Furniture Placement and Cleaning Mickey	In-house	Complete
Furniture Placement and Cleaning Piano	In-house	In progress
Furniture Placement and Cleaning - Grills and Firepit	In-house	Complete
Garage Clean Up	In-house	Complete
Gas Restoration	City of Clearwater	Complete
Gate Repair Windtunnel West	In-house	Complete
Gate Arm Reinstall on Working gates	In-house	Complete
Gate Systems	Accurate Electronics	In Progress
Golfcart	Amazon	Complete
Grill light timers	In-house	Complete
Grill lights Reinstallation	In-house and ordered extra from Home Depot	Complete
Grills, firepit, and gas restoration	In-house and City of Clearwater	Complete
Guardhouse and HOA office restoration	In-house	Complete
Heaters	Initial Inspection after Helene - Symbiont	Complete
Irrigation Repairs - spinklers, timers, damage from fire, etc	Synergy and In-house	In Progress
Landscaping	Synergy	In Progress
Lap Pool - pumps, electrical	FCL and D'Andrea	Complete
Lap Spa - pump	FCL	Complete
Lighting - west path	In-house	In Progress
Mickey Kiddie - pump, filter	FCL	Complete
Mickey Pool - pumps, electrical, heater	FCL, D'Andrea, and Symbiont	Complete
Mickey Spa - pump, heater complete with pool	FCL	Complete
Muck Removal from all HOA storage areas and pump rooms	In-house	Complete
Palm Trimming - foxtail (complete), silver (in-progress)	In-house and ordered new polesaw for silver	In Progress
Parking Lot lights	East West	In Progress
Pet trash can reinstall	In-house	Complete
Piano Bathroom Door	Dormakaba - 3k, so ordered from Home Depot - will install in-house and cut	In Progress
Piano Bathroom Lock Repair	In-house	Complete
Piano Kiddie	FCL	Complete
Piano Pool - pumps	FCL	Complete
Piano Spa - pump	FCL	Complete
Pickleball	In-house and ordered new	Complete
Pool Cleaning - Debris	In-house and FCL	Complete
Pool Lights	In-house	Complete
Pool Pump Gate	In-house	Complete
Pool Staining - Piano Pool	FCL and Pool Doctor	In Progress

Replanting	Del Mar	Open
Sand bag removal	In-house	Complete
Sand Removal - Piano Pool Deck	In-house with Skid Steer	Complete
Sand Removal - N, S, E	Synergy	Complete
Sand Removal - W	Synergy and Delmar	In Progress
Security Equipment - hut	In-house	Complete
Signage Replacement	Fast Signs (most likely - need count and types to send for proof)	In Progress
Spectrum - HOA Internet Issue, router	Spectrum	Complete
Storm Drain Clearance	Clearwater Plumbing, Seminole Septic (In-house and Synergy also)	In Progress
Tennis court clearance	In-house	Complete
Tennis Fencing	Allstar (proposal received, working on others)	In Progress
Tennis Lights	In-house	Complete
Tennis Net Reinstall	In-house	Complete
Tree Removal - multiple	Prime Scape	Complete
Wifi	Amazon - In-house (Lap and Piano Pool complete, Mickey incomplete)	In Progress
Beach Gates - not a protective measure yet - need new natural barrier - Sea Grapes (\$) and need to complete sand clearance		