



HOA Manager's Report – August 2022

Projects/Maintenance

- This month, the maintenance team completed a number of projects across the property. This included making lighting improvements, irrigation repairs, and painting projects. A detailed list of work performed is available on the maintenance worksheet.

Fire Extinguisher Inspection

- The fire extinguisher inspection has been scheduled for early September.

Garage Repairs

- Structural was engaged to perform investigative chipping at the garage ceiling in building one where electrical conduit requires replacement. Management is anticipating receipt of a proposal for services related to securing and repairing concrete in this area during and after an electrical repair. Additionally, Structural repaired a cable located in the garage ceiling near building two.

Insurance

- Sedgwick has been engaged for an appraisal, which is required every three years.
- Management contacted our PCS insurance agent after learning that Weston Insurance will be canceled in September, due to insolvency of the carrier. PCS submitted information from Citizens to replace the wind policy.

Landscaping

- Prime Scape completed our annual palm trimming. Additionally, they have been engaged to remove a dead Washingtonia palm located near the center of the property at their main parking lot on the ground level.
- Fieldstone has repaired timing valves at building 3.

Plumbing

- Seminole Septic was onsite to clean the sanitary lines that lead from the property to the street.

Pool Furniture

- The Board of Directors approved replacing the pool lounge chairs through Alumatech. A sample of the lounge chair is located at the Mickey Pool.

Workers Comp Audit

- Management's audit dispute was successful. The amended invoice decreased to \$22, a \$5902 reduction from the original.