



HOA Manager's Report – July 2023

Projects/Maintenance

- The maintenance team has completed a number of tasks across the property. The majority of their time was spent on painting. A detailed list of work performed is listed on the maintenance worksheet.

Landscaping

- Synergy completed the sea grape trimming and irrigation repairs at building one.
- Synergy is working to complete irrigation repairs at buildings two and three.
- New plantings have been ordered for recently waterproofed planters and those with voids.
- Prime Scape will perform the annual palm trimming the first week of August.

Plumbing

- Routine jetting of the sanitary mainlines and pool bathrooms was performed by Seminole Septic.

Pools/Spas

- FCL installed a temporary chemical feeder at the spa at building one while awaiting replacement.
- The door handles and keypads were replaced at a pool bath at building 1 and building 3 by SM Door.

Recreation/Other

- All-Star has assessed the fencing at the building 3 tennis court and will provide a quote for materials and installation.
- The stability of the light at the basketball court was corrected with tension pins after assessment by their installer, East West Electric. Additional pins were installed on the tennis court light poles as a precautionary measure.
- Pet waste receptacles have been installed at the north exit, south exit, and truck exit in an effort to resolve complaints related to waste being left in the trash cans at the lower lobby entrances.