



HOA Manager's Report – November 2022

Projects/Maintenance

- The maintenance team has completed a number of tasks across the property, including installation of holiday light, lighting improvements, storm preparation and storm recovery. A detailed list of work performed is available on the maintenance worksheet.

Annual Meeting

- The second notice of the annual meeting was mailed to owners. The meeting will be held on December 10, 2022 at 9:30am. There will be an election for an Ultimar Three position on the Board of Directors during the annual meeting. The candidates are the current president, Jacky Schryver, and Said Gabriel. The association received one letter of intent for the Ultimar One and Two positions from David Rocco and Jerry Saccia.

Budget

- The Budget Meeting agenda and proposed budget were mailed to owners. The proposed budget for 2023 indicates no change in dues.

Gate Replacement

- Pyramid Aluminum visited the property to examine and measure the double gate on the west side of the property between buildings 2 and 3. A proposal for replacement is expected in early December.

Insurance Appraisal

- Sedgwick revised the appraisal received last month due to a formula error. The revised version was provided to PCS Insurance.

Landscaping

- Fieldstone planted geraniums at the main entrance and replanted the recently waterproofed planter on the west side of building 3. Replanting of the planters at the building 3 ramp is pending.
- Management met with Fieldstone's new account manager, Mateo Sotto, and his supervisor Jonathon Maceria. They walked the property together to familiarize Mr. Sotto and Mr. Maceria with the complex and locations where landscaping improvements are needed. Property walks have been routine with the previous account manager and will continue with Mr. Sotto.

Pools/Spas

- Symbiont repaired heaters at the Mickey Pool and the Piano Pool. Each had display failures, which were covered under warranty.
- FCL replaced a filter housing at the Lap Pool, repaired chemical feeders at the Lap Pool and Mickey Pool, replaced the pump motor at the Lap Pool, and installed a new pump motor for the spa near the Mickey Pool.
- The lock on the men's pool bath at the Piano Pool will be replaced in early December.