



HOA Manager's Report – March 2023

Projects/Maintenance

- The maintenance team has completed a number of tasks across the property. This includes planter waterproofing and irrigation improvements. A detailed list of work performed is listed on the maintenance worksheet.

Firepit

- Creative Outdoor Kitchens has been engaged to address an issue with the firepit starter.

Garage

- D'Andrea Electric was onsite to examine electrical conduit in the garage of building 1 that requires repair.

Gate Replacement

- Pyramid Aluminum will replace the double gate on the west side of the property between buildings 2 and 3 in April.

Landscaping

- Fieldstone replaced our onsite porter with a new employee, Daniel.
- Management met with five Fieldstone employees to walk the property and address failures in irrigation. Resolution to many of the issues was obtained through in-house staff.
- Proposals have been requested to replant recently waterproofed planters.
- Prime Scape has been engaged to remove three dead palm trees. They have been asked for a quote to remove a dead oleander.

Pickleball Courts

- Management obtained bids from Welch Tennis and All-Star Surfaces to paint pickleball court lines at building 1 and building 3.

Pools/Spas

- FCL replaced a pump motor at the Lap Pool under warranty. They also replaced the shaft seal.
- Annual service of the geothermal heating system has been conducted by Symbiont Service.
- A heater display panel is on order for a heater at the Piano Pool.
- New table sets have been delivered by Alumatech for the Mickey and Piano Pool areas.
- Wi-fi devices at the Lap Pool and Mickey Pool have been ordered and Necess-IT has been contacted for programming.

Security Cameras

- Management has contacted Necess-IT regarding an issue with the display for one of our three DVRs. They will be onsite in April.