



HOA Manager's Report – April 2025

Gate

- Accurate Electronics has been engaged to replace the motor pulley and belt at the exit gate near the guardhouse.

Insurance Appraisal

- Management has communicated with Sedgwick regarding the insurance appraisal that is required later this year.

Landscaping

- Approximately 1000 plants have been ordered and installed by in-house staff on the ground floor and second floor. Del Mar Palms installed Sea Grapes and Clusia at the south end of the property where the largest voids were located. Additional sea grapes will be installed this summer. There has been difficulty sourcing the plants.
- Sod replacement on the west side of the property is anticipated in May.
- Synergy Landscaping has been working to resolve irrigation issues in numerous zones.
- Synergy Landscaping replaced the annuals at the main entrance.
- Prime Scape has been engaged to remove four dead palm trees and for the annual palm trimming. Del Mar Palms has been contacted regarding replacements.
- Damage was caused by an owner's window installer to a double Christmas palm located on the second level deck at building three. Del Mar Palms replaced the palm and the company will reimburse the association.

Maintenance Staff

- The focus for maintenance staff has been landscaping projects. Details as to the in-house tasks of staff are included in the attached worksheet. The eight Washingtonian stumps on the ramp between buildings one and two are slated to be removed, the planters will be waterproofed, and the area will be replanted. This project will begin in May. The excavator needed for this project has been scheduled for delivery through Sunbelt Rentals.

Parking Lot

- East West Electric replaced the parking lot lights fixtures and one light pole.
- Dixie Construction caused some discoloration in the guest parking lot when utilizing a torch to cut the metal frame of their glass block towers. They have offered a credit to the building association, which will be passed on to the HOA and utilized when sealing and striping the parking lot.
- D'Andrea Electric replaced a contactor that was necessary for lighting near parking area at the second level at building three.

Pools

- Symbiont Service has replaced two geothermal heater compressors at the building one pool. They have been engaged to replace a coil on a heater at the building three pool.
- FCL has been engaged to replace a check valve for the lap pool.
- Citrus Park Well Drilling replaced the geothermal supply pump and pump motor at the building three pool.
- Conley Water Fountains examined the drinking fountain at the building three pool and provided a proposal to replace it. Management is researching other options to reduce cost with comparable quality.
- Six replacement umbrella frames were purchased from Patio Showcase.
- Pinellas County performed their semi-annual inspection at building one and two. They will return for the inspection at building three and to clear minor issues.

Security

- We are in the process of upgrading one DVR for sixteen of the cameras on property. Accurate Electronics will be assisting with programming.
- Securitas held a training session for guards and has developed a post order quiz to ensure the guards are well-trained on their responsibilities.
- A car was recently vandalized in a 72-hour handicapped space at building two. Security footage has been shared with the Clearwater Police Department.

Tennis Court

- East West Electric visited the property twice this month to address the tennis court light at building one and will return to complete the repair in early May.

Maintenance Worksheet

Routine Maintenance:

Daily:	Pool Bath Cleaning Check Pools for trash Clean the BBQ and Fire pit Check Lights Trash Check Garages Clean out drains at courts
Twice Per Week:	Sweep Garages
Weekly:	Check Pool Chemicals
As Needed:	Clean out ditches near sidewalks Palm Trimming (when not contracted out) Install transponders

Repairs and Projects:

	<u>Location:</u>	<u>Start Date:</u>	<u>End Date:</u>	<u>Status:</u>
Caulk the expansion joint at the tennis court	Building 1	4/1/2025	4/2/2025	Complete
Repair the lights at ramp	Building 3	4/3/2025	4/3/2025	Complete
Repair the irrigation in planter NR.145	Building 3	4/3/2025	4/3/2025	Complete
Repair the umbrellas for the lap pool and piano pool deck	Buildings 2 & 3	4/4/2025	4/4/2025	Complete
Plant a new plants front of the HOA office	Building 3	4/7/2025	4/7/2025	Complete
Repair the beach access gate	Building 2	4/7/2025	4/7/2025	Complete
Plant a new plants behind Buildings 2 & 3	Complex	4/8/2025	4/10/2025	Complete
Irrigation repair for the new plants	Complex	4/8/2025	4/11/2025	Complete
Clean the garages area	Complex	4/11/2025	4/11/2025	Complete
Repair and paint the basketball board	Complex	4/11/2025	4/11/2025	Complete
Plant new plants by south delivery gate	Complex	4/14/2025	4/14/2025	Complete
Repair the irrigations by the fire line	Complex	4/15/2025	4/15/2025	Complete
Water the new plants	Buildings 1 & 2	4/14/2025	4/16/2025	Complete
Clean the garages area and the ditches	Building 3	4/21/2025	4/21/2025	Complete
Acid wash kiddie pool	Building 3	4/22/2025	4/22/2025	Complete
Camera repair	Building 3	4/22/2025	4/22/2025	Complete
Sidewalk light repair 72 hour parking	Buildings 1 & 2	4/23/2025	4/23/2025	Complete
Touchup the asphalt north of the property and by the wind tunnel	Building 3	4/23/2025	4/23/2025	Complete
Install fishing line by the piano pool deck	Building 3	4/23/2025	4/23/2025	Complete
Repair the umbrellas for the piano pool deck	Building 1	4/23/2025	4/23/2025	Complete
Repair the sidewalk light east and north	Building 3	4/3/2025	4/24/2025	Complete
Cameras repair front of building	Building 2	4/24/2025	4/24/2025	Complete
Repair the parking lot light pole by the south delivery gate	Building 2	4/24/2025	4/24/2025	Complete
Repair the umbrellas for the mm pool deck	Building 1	4/24/2025	4/24/2025	Complete

Water the new plants, front of the mm pool and the new sea grapes	Buildings 1 & 3	4/24/2025	4/28/2025	Complete
Repair the parking light	Building 1	4/29/2025	4/29/2025	Complete
Irrigation leak repair front of the tennis court	Building 1	4/29/2025	4/29/2025	Complete
Plant a new plants on second floor	Complex	4/28/2025	4/30/2025	Complete
Install fishing line at the lap and mickey pools	Building 1 & 2			Open
Replace walking path	Building 2			Open
Planter Waterproofing	Complex			Open
Paint Bathroom Roofs	Complex			Open
Planting, Landscaping, Irrigation Repairs	Complex			In Progress