



HOA Manager's Report – May 2025

Firepit

- Clearwater Plumbing replaced the gas timer at the firepit.

Gate

- Accurate Electronics replaced the motor pulley and belt at the exit gate near the guardhouse.

Landscaping

- Sea grape trimming on the west boundary will take place the first week of June.
- Prime Scape removed four dead palm trees. Replacement by Del Mar Palms is pending.
- Several irrigation repairs were made by Synergy. However, numerous zones remained inoperable after multiple visits. Management consulted irrigation specialists with Del Mar Palms who visited the property at the end of the month. They worked on programming, replaced a solenoid, repaired valves, and repaired wires. The irrigation issues appear to have resolved and we will continue to monitor to ensure proper irrigation for new sod and plants.
- Sod replacement has been delayed until June due to the persistent irrigation issues and delayed sea grape trimming.
- Additional sea grape planting at the west boundary and installations in planters are anticipated in June.
- Annual palm trimming will take place the week of June 23rd. An email will be sent to residents regarding relocating cars parked next to palm trees.

Maintenance Staff

- The focus for maintenance staff has been landscaping projects. The team completed waterproofing the planters located on the south side of the ramp between buildings one and two. Stucco repairs followed and painting is scheduled for June. The team is

working to address a planter issue at the northwest corner of the property. They have completed dozens of maintenance items that can be found on the attached worksheet.

Pools

- Symbiont Service replaced a coil on a heater at the building three pool.
- D'Andrea Electric replaced a pool vacuum pump motor starter at the building three pool.
- FCL replaced a check valve for the lap pool.
- FCL has been engaged to replace a flow meter at the lap pool and chemical feeders.
- Conley Water Fountains replaced the drinking fountain at the building three pool.
- Pinellas County cleared minor deficiencies at the pools/spa located at building one. They will return to inspect the building three pools/spa and assess the lap pool flow meter.

Security

- The DVR for sixteen of the cameras on property has been replaced. Accurate Electronics assisted with programming.

Signage

- Fast Signs provided a proposal to repair the monument sign at the main entry after management previously consulted with East West Electric and D'Andrea Electric. The proposal was rejected by management and the work is scheduled for in-house staff at 5% of the cost.

Tennis Court

- East West Electric repaired the tennis court light poles at building one.

Workers Comp Audit

- Management completed the annual workers comp audit.

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>
Plant new plants in planter Nr.134 by tennis court	Building 3	5/1/2025	5/1/2025	Complete
Irrigation for new plants	Complex	5/1/2025	5/1/2025	Complete
Repair sprinklers behind pool	Building 3	5/1/2025	5/1/2025	Complete
Plant new plants behind guardhouse	Buildings 1 & 2	5/2/2025	5/2/2025	Complete
Repair irrigation for the new plants	Complex	5/2/2025	5/2/2025	Complete
Install concrete at tennis light posts	Building 1	5/2/2025	5/2/2025	Complete
Repair irrigation at the ramp planter Nr.215	Building 3	5/9/2025	5/9/2025	Complete
Repair the shower by the lap pool deck	Building 2	5/19/2025	5/19/2025	Complete
Repair the pavers at the lap pool deck	Building 2	5/19/2025	5/19/2025	Complete
Repair the beach access gates	Building 1 & 2	5/19/2025	5/19/2025	Complete
Install fishing line at the lap pool deck	Building 2	5/19/2025	5/19/2025	Complete
Repair the gutter in G-3	Building 1	5/20/2025	5/20/2025	Complete
Repair the irrigation by Gulf Blvd	Building 2	5/20/2025	5/20/2025	Complete
Irrigation at Building 1 fire line, front of building, and piano pool	Buildings 1 & 3	5/20/2025	5/20/2025	Complete
Waterproof the planters Nr.72A.73.74.75 at ramp	Building 1 & 2	5/5/2025	5/22/2025	Complete
Remove the plants behind the building for new ramp	Buildings 2	5/22/2025	5/22/2025	Complete
Run new wire in the planters Nr.72A.73.74.75 behind guardhouse	Building 1 & 2	5/23/2025	5/23/2025	Complete
Install irrigation in planters Nr.72A73.74.75 at ramp	Building 1 & 2	5/23/2025	5/23/2025	Complete
Stucco repair on the walls by the ramp	Building 1 & 2	5/23/2025	5/23/2025	Complete
Pressure wash the walls and the ramp	Building 1 & 2	5/23/2025	5/23/2025	Complete
Irrigation leak repair in planter Nr.116 behind BBQ	Building 2	5/27/2025	5/27/2025	Complete
Repair the lock for beach access gate	Building 2	5/27/2025	5/27/2025	Complete

Repair the umbrellas for mm pool and piano pool deck	Building 1 & 3	5/27/2025	5/28/2025	Complete
Repair irrigation at the parking lot	Building 3	5/29/2025	5/29/2025	Complete
Repair the irrigation in planter Nr.156	Building 3	5/30/2025	5/30/2025	Complete
Waterproof the planter Nr.229 by unit #202 patio	Building 1	5/28/2025		In Progress
Pool light	Building 1			
Monument Sign	Building 1 & 2			
Replace walking path	Building 2			
Planter Waterproofing	Complex			
Paint Bathroom Roofs and Other	Complex			
Planting, Landscaping, Irrigation Repairs	Complex			
Pressure wash after projects and palms	Complex			

ordered by date of completion