

July 21, 2017

MONTECITO COMMUNITY DEVELOPMENT DISTRICT

WEEKLY ACTIVITY REPORT Week of 07/16/2017 to 07/23/2017

Facilities and Infrastructure Status

- Irrigation Pumps : Well the irrigation inspections were completed this week for the month of July. The SFH system a valve assembly for 709 Monterey was approved and installed as needed. The TH system had issues with zone #28 not watering at 668 Ventura Drive. The CDD areas were down for several weeks and the grass has died because of this oversight. I believe that this area be resodded after the irrigation is repaired. I am still waiting for Brightview's report on this situation.
- Pool : The Pool is quite busy during this heat wave of weather. Along with the amount of swimmers traffic comes the sunscreen and suntan contamination. These products cling to the filtration grids and slow the circulation somewhat to the point where this restriction has caused the pool pump to heat up and shut down. this is a designed feature to protect the pump motor from burning up. The pool tech cleans the grids every time he services the pool , (3) times a week Monday, Wednesday, and Friday. This is just a necessary evil with swimmers traffic. We like for the residents to be enjoying the pool and to absorb that Florida sunshine. There has been some instances of some select few of residents that have been enjoying adult beverages poolside and this is totally against the rules and policies. Evidence of smoking tobacco products (cigarettes) and such. Please refrain from this practice, it could suspend your pool privileges indefinitely. Remember other fellow residents are trying to enjoy the pool as well; so please show some respect in this matter. Thank you kindly.
- Street Lights : All the street lights are functioning properly at this time, nothing to report.
- Ponds : The recent afternoon rainfalls are so welcome, answered prayers. We received several inches of rain the last two rainfalls; this does wonders for the Community. GOD's irrigation system works best with 1000% coverage and it helps the pond water table and replenishes the aquifer that we draw water from the Artesian wells to help irrigate the Community. I only hope that this weather pattern continues for the good of all here at Montecito Beach Club Community. Thank you God for your favor for this wonderful Subdivision. Amen.
- Fountains : All the Fountains are giving such beautiful displays and nighttime splendor. This just makes the Community sparkle and adds a flare of Health and Wealth for all to share.
- Gates : The South Patrick entrance gate was having issues of the gate opening and closing continuously. After resetting the control box, this was a temporary fix and before long it would continue this pattern. I summoned Florida Door Control company, after this pattern continued. The Tech (Jeffery) of FDC at first could not figure out why this was happening, only to find that the adhesive strip that was designed to hold the keypad for the timer in place had separated from the timer keypad from the heat in the control box carriage. This then caused the backside of the timer to touch the housing activating the gate to continuously open and close. He then added a foam backing in place and zip tied securely. This was a freak accident, but was easily repaired. For the sake of this demema happening to the other controllers that house the other timers I had him complete the same procedure to them by installing foam backing with zip tie fasteners to assure that this problem would not repeat itself. I believe in the preventive maintenance approach to these type of mishaps.
- Gym: I have requested that the fitness room maintenance situation be added to the agenda. To be brought up at the BOD meeting on 08/02/2017 5:00pm. for discussion of repairs. I've asked Mike Brown to resend me the service proposal that will be forwarded to Jason Showe our CDD district Manager for review before the August 2nd CDD meeting.
- Clubhouse : I have been working on the exterior lighting of the Clubhouse when I find the time. There has been some unseen problems around the Clubhouse, such as the roof is leaking after the heavy rainfalls. Construction soldiers was notified last week of this problem, but the soonest they can be here is on Monday 07/24/2017. There are questions I want to direct to them pertaining to the leaks , yes there are more than one leak that need to be addressed. I am sure that they will correct these issues quickly and professionally. I will be meeting with the Gutter King installer later today or early next week as well to discuss their solution for their workmanship. I have a full slate of questions pertaining to both of these vendors pertaining to our wonderful Clubhouse and keeping it dry inside. Amen.