

August 11, 2017

MONTECITO COMMUNITY DEVELOPMENT DISTRICT

WEEKLY ACTIVITY REPORT Week of 08/06/2017 to 08/13/2017 _____

Facilities and Infrastructure Status

- Irrigation Pumps :SFH: All of the approved repairs were made on Controllers A,B,C, and this month's inspections were also completed. The repairs for Controller D are 50% completed. The valve at 709 Monterey has been replaced as needed. Several alarms were detected on Clock A and after 4 hours of backtracking / troubleshooting; a bad wire splice was located and repaired. Alex found out that the incorrect type wire connectors were in place and corrosion had set in on the wire splice causing the alarm to show itself. The correct type gel pack connectors were installed and the wire splice is back in service. The report we received last week from Brightview (That the filters were in good shape for irrigation) turned out to be a false report. Zone #28 was affected by the dirty filters because low pressure showed itself when watering multi zones only. The filters were changed out and the Townhomes irrigation system is now functioning properly.
- Pool : The pool pump is functioning properly. There was a report of tar in pool; this is not tar folks . It is (BLACK ALGAE), This condition is due to the extremely hot temperatures that cause the pool water to become warm and let the BA to manifest. This is normal , August is the hottest Month of the year allows this type algae to grow. We are treating this condition aggressively by scrubbing the concentrated areas with chlorine pucks and stiff bristle brushes. We are also using a powdered type treatment designed to eliminate black algae. This type algae will respond to treatments and should disappear after several weeks of treatments. As the weather changes and gets cooler, the water temperatures drop also will kill the BA because it can't survive in cooler water. Remember to keep the restrooms clean and proper at the poolside.
- Street Lights : All the streetlights are in good working order at this time, nothing to report.
- Ponds : The afternoon and evening rainfalls are always welcome, and we can't seem to get enough of it to satisfy our demand for water for irrigation purposes. Both Artesian Wells have been shut off as we try to be less dependant on this water supply from the aquifer. There is all great amount of hydrilla manifesting in and around the ponds. This condition will need to be addressed before it makes it's way into the irrigation intakes. Someone suggested a type of BLUE DYE to help control this pesky plant life.
- Fountains : #2 Fountain has been tripping breakers to both fountain pump and fountain lighting. I Summoned AES (American Ecosystems) to evaluate and troubleshoot this issue. AES checked the Amperages at the pump and the lighting grid. They reported that the breakers for the pump and lighting need to be replaced. I then ordered the necessary breakers (GFI) type from Grainger Supply Company of Melbourne, Florida. After purchasing these breakers, I installed them ; only to find out there is a ground fault of some magnitude not allowing the breakers to stay energized. I then called Gault Electric LLC to come out and investigate this problem in more detail and make a determination what is causing this ground fault and to make the necessary repairs. We are at the mercy of Gault Electric LLC schedule at this time, but we are on their schedule.
- Gates : The gates are functioning just fine at this time, nothing to report.
- Gym : Fitness room Time Change 5:00 am. to 12:00 am. has been challenging to say the least. We had to make a new access level to be able to configure both time zones as the Clubhouse's hours are different 8:00 am. to 10:00 pm. However the upload / download of the security system has not been as efficient as we expected it would be. I have done all the cards from A-L thus far and I'll continue changing the access levels to the other L-Z , and I'll periodically download the cards that have had the access level changed. This is a tedious process as each card has to be done individually one at a time. I apologize to everyone that has been inconvenienced because of this process , but eventually once this is accomplished you will all be able to navigate throughout the Facility without any interference. Thank you kindly for your patience and understanding.
- Clubhouse :Clubhouse hours were changed to 8:00 am to 10:00 pm. Navigating to the fitness room will be different, but until the fitness room access changes are ironed out I will NOT be locking the door from the game room to the fitness room for fitness room access for those whose access cards are not functioning properly. I hope this helps for now, the Clubhouse still closes at 10:00 pm. Again thank you for your patience and understanding. Randy McGrath (Facility Manager Coordinator Attendant). Have a great weekend folks.