

December 15, 2017

MONTECITO COMMUNITY DEVELOPMENT DISTRICT

WEEKLY ACTIVITY REPORT Week of 12/10/2017 to 12/17/2017 _____

Facilities and Infrastructure Status

- Irrigation Pumps :The TH pump station #2 was repaired (new seals) were installed on the #(1) pump motor/impeller by HOOVER tech (Thomas). There were other isolated small leaks repaired as well. The 4" butterfly valve is bad /won't shut off completely. After speaking with (Thomas) Hoovers tech the recommendation from him and myself that this should be replaced ASAP. This should generate a work order by Hoover to be replaced after a proposal is accepted by the District Manager Jason Showe, Alan Scheerer, Ed Henson, or by myself with the correct authorization Randy McGrath. The TH irrigation system is now up and running and all seems to be operating fine at this time.
- Pool : The swimming pool has had issue with black algae for some time now and hasn't responded to the treatments normally used to get rid of this issue. The water chemistry was weak, the chlorine levels were not holding the normal patterns needed to rid us of the black algae. Even after adding 6 to 8 lbs of stabilizer designed to allow the chlorine to stay and hold longer in the pool water. In less than a week the chlorine and stabilizer were non existent. This sends a red flag up that there might be a substantial leak of some sort. We have a built in water/auto fill in our pool system designed to automatically fill the pool when the demand for water becomes needed to keep water levels correct and stable. We then went to our water bill and noticed an elevated water usage for our Clubhouse. After speaking with Matt from Brevard Pools we the BOS decided to first have a dye test done on our pool system to determine in fact that we do have a leak somewhere in the pool system. On Wednesday December 13th we conducted the dye test, and sure enough we found the leak to be in the pool reservoir where the filters are housed and the filtration takes place. At the very bottom of the reservoir shell there was a substantial void (CRACK) in the floor of the reservoir. The crack was filled with a 2 part epoxy (POOL PUTTY). This was a temporary fix and it may hold for awhile, but we'll have to monitor this issue closely. In the meantime I will have to find a fiberglass repair company to come and give us a quote for repairing the fiberglass reservoir shell.
- Street Lights : We now have the correct model and make LED bulb for our street light application needed for replacement of our street lights. Once I locate this item I will be purchasing a dozen of these and warehousing them here in the Clubhouse storage room. Jamie Gault has agreed to continue to install these bulbs when and where they're needed in the Community. Thanks go out to Gault Electric LLC.
- Ponds : The ponds are getting low as they do every December, and the winter months. We have opened the Artesian wells to 6 gallons per minute per well.
- Fountains : All of the fountains are operating fine at this time, except #2 fountain is operating but the lights continue to be out of order. AES has not made it easy to retrieve information as they have a one person need to know status. At this point I have no idea what is going on with #2 fountain lights? other than it kicks the breaker for the light the instant you energize the breaker. I replaced the timer on the #2 fountain as needed or it would continue to be operating 24/7. Now the fountain operates on a timed schedule/still with no lights?
- Gates : The South Patrick exit gate was struck by a delivery driver that found it necessary to try to enter the exit and caused severe damage to the exit gate. FDC will be contacting us when they can give us a replacement cost of the exit gate South side of gate. The North side of the exit gate is okay no damage to it.
- Gym : Nothing to report at this time.
- Clubhouse : Continuing the work on the fixtures on the front of the Clubhouse, I have 3 fixtures completely refurbished and ready to be installed tomorrow 12/16/2017. This leaves just one fixture to be refurbished
- Other : I have been busy taking bids for the painting of the existing street lights and street signs/ traffic signs. I have met with 2 of the 3 vendors necessary for the BOS to award this scope of work. Waiting on proposals to come in.