

Montecito Community Development District
135 W Central Blvd. Suite 320, Orlando Florida 32801

Memorandum

DATE: December 6, 2017

TO: Jason Showe **via email**
District Manager

FROM: Alan Scheerer
Field Services Manager

RE: Montecito CDD Monthly Managers Report – December 6, 2017

The following is a summary of activities related to the field operations of the Montecito Community Development District.

Lakes:

1. Staff met with the aquatics contractor to review the lakes.
2. Lake contractor has started the treatment of the hydrilla. This is a low dose treatment that may take up to 90 days before we see results according to the contractor. Currently I see little to no progress on the condition of the hydrilla.
3. The torpedo grass and cattails in pond 5 have been sprayed and are dying.
4. Staff has asked the District Engineer to look at all the ponds and their current conditions and provide recommendations to the board for any repairs or concerns as it relates to the operation and efficiency of the ponds. This should also include any recommendation for erosion control
5. The aquatic weed contractor for Montecito uses Cascade Fountains for the fountain repairs in the community. I have spoken with Cascade and they will be provided replacement quotes for the fountains.
6. Cascade will be providing us with quotes to replace the damaged timer and control boxes for the fountains as needed.

Landscaping:

1. Staff is meeting with Brightview to review the property.
2. Irrigation inspections and repairs are on going.
3. Sod that was damaged around the clubhouse by the landscaper has been replaced. Some of the sod will need to be replaced again. It was improperly installed.
4. Brightview is replacing the seal, o-rings, impeller, adapter, shaft seal and gasket on the 15HP motor on pump # 2. The leak in the pump is allowing air to be drawn into the pump and lose prime.

5. Randy has the old pump motor and is pricing the rebuilding of the pump motor as a back up.
6. The irrigation controller pedestal was replaced on PS #2
7. The 4" butterfly discharge valve on pump #2 was installed.
8. Brightview installed sod in the areas in front of the homes that had trees removed.
9. Brightview provided a cost to infill some of the cocoplum plants damaged by the hurricane. Some of the plants are starting to recover. Proposal was \$6,002.
10. Brightview will begin trimming the plants back along the outside of the townhomes once the weather permits. They do not want to cut back now in the event of a freeze. This will most likely occur around February. Notices were sent to the townhome owners.
11. Staff has meet with Brightview to discuss the turf weeds. Brightview is treating and will continue to do so.
12. Staff will be working with Brightview to review their scope of services and make some positive changes, to include palm tree trimming and mulch as well as the fertilizer and pest schedule and detail frequencies.
13. Brightview has provided a quote to trim 129 palms at both entrances and the clubhouse for \$3,375.
14. Brightview is still putting together the landscape enhancement proposals and drawings to be presented to the board for consideration towards the beginning of 2018.

Other:

1. Staff has contacted multiple pressure washing companies and are still waiting on pressure-washing quotes for the CDD property, walls sidewalks and entrances.
2. Staff has located the water sources for the basin fountains. We are waiting on a revised proposal to get all the fountains up and running. There is currently power and water at all four locations.
3. Staff has picked up the approved signs for the ponds and will install as soon as possible.
4. Randy is getting pricing to paint the light poles and the street signs.
5. Randy and I met with Gault electric to discuss the damaged streetlights, Landscape lighting and the electrical box that needs to be replace because it is rusted. Gault will be revising and sending new quotes as needed for the above-mentioned issues.
6. Staff is still working on the playground quotes. We received contacts for two additional companies and have reached out to both for quotes.
7. Staff met with Chet Berry of Berry Construction who has inspected the arbor and will be provided quotes for repairs as needed. He pointed out three arbors that will need to addressed sooner that later but that all of the arbor appear to be secure at this time.
8. Berry construction also reviewed the walls and any concerns with the walls. Berry construction will be providing a quote to repair the stucco, pressure wash and paint the perimeter walls.
9. Staff assisted Randy in repairing the pedestrian gate at the South Patrick Entrance.

10. I met with Ms. Baglin to review the sidewalks and concrete repairs needed in the community. It's my understanding the Board had received a report from a previous company that identified sidewalk concerns within the community. I would like to get a copy of the report to review. Some of the sidewalks have already been repaired.
11. Staff is still working on the spreadsheet outlining concerns and costs to be presented to the board for review and consideration. The biggest obstacle is getting the contactors on site and getting the proposals for the work.

Should you have any questions please call me at 407-398-2890

Respectfully,

Alan Scheerer