

MONTECITO COMMUNITY DEVELOPMENT DISTRICT

WEEKLY ACTIVITY REPORT Week of 12/18/2017 to 12/31/2017 \_\_\_\_\_

**Facilities and Infrastructure Status**

- Irrigation Pumps :Nothing to report at this time. Both irrigation systems are fully functional and watering fine.
- Pool : The leak was found in the floor of the reservoir where the filtration grids are housed. This was a substantial leak and the repair was made by Brevard Pools using two part epoxy pool putty to repair damaged areas of reservoir. The pool pump system was put back in operation, the chemicals were added, chlorine, stabilizer, and black algae treatment. The chemicals are holding and the black algae treatments are working. It seems that the repair has held up at this time. I will continue to observe the chemical readings once per week for awhile and monitor my findings. I believe that this type of repair may last for awhile or could let go eventually. I will have to monitor the water bill for the next several months to determine if the repair is holding. In the meanwhile I will contact several fiberglass repair pro's to discuss the cost of repairing the holding tank (reservoir) the correct way.
- Street Lights : I have been meeting with painting contractors to give us bids on several painting projects in the Community, such as painting the existing 44 street light poles and 10 street sign poles from brown to black satin finish to match the new Townhome section's color codes.
- Ponds ;The ponds are beginning to show us low water levels, which is normal for this time of year. We have opened the Artesian wells to help compensate for the low water levels we are experiencing.
- Fountains : The #2 fountain lights are functional now, but in order for the lights to work Cascade installed a regular 20 amp breaker in place of the GFI type breaker that was in place before Cascade removed it. Evidently the GFI type breaker was too sensitive to stay energized and would trip automatically upon turning the breaker on. I wasn't sold on this idea and explained this to the Cascade tech Jonathan. He assured me that this was safe and I still have my doubts. I believe there was a reason for the GFI type breaker?
- Gates : The entrance gate for South Patrick had an issue of the gate staying in the open position. After isolating the timer and keypad from the gate opener controller, the gate would open and close normally as it should. By checking voltages while the timer and keypad were connected, it continued showing a short in the system allowing the gate to stay in the open position. I notified FDC and they sent out a tech Paul who worked with me trying to determine why the gate was staying open. We completely went through the whole system only to find out that the gate key that only the Fire Dept. has was left in the open position when the Fire Dept. went through the Community with Santa Claus on display for the children and simply forgot to put the gate in the closed position after their drive through the Community. The Fire Dept. is the only ones that have this particular key, and would be the only ones to leave that key switch in the open position. I summoned the Fire Dept. Chief and he came out and turned the key to off position and the gate went into closed position. He told me that his shift commander denied having put that key into open mode, and there is absolutely no possible way anyone but the Fire Dept. could have turned that switch to the open position. I explained my findings to Mr Wellman and he was going to contact the City of Satellite Beach City Manager to determine how the costs of these findings were to be satisfied to the tune of \$595.00 for FDC service ticket. My time was not even added to this unfortunate of circumstances. a very valuable lesson was learned because of this mishap.
- Gym : Nothing to report at this time.
- Clubhouse : The light fixtures on the front of Clubhouse have been completed (15) total fixtures were cleaned up, treated for rust, primed and painted, complete. The rear of Clubhouse patio was recently pressure washed as needed. Beginning next week all of the Holiday decorations will be taken down and put away until next season. Have a safe New Years to all. Randy McGrath (FMCA).
- Other :