

December 1, 2017

MONTECITO COMMUNITY DEVELOPMENT DISTRICT

WEEKLY ACTIVITY REPORT Week of 11/26/2017 to 12/03/2017 \_\_\_\_\_

**Facilities and Infrastructure Status**

- Irrigation Pumps :SFH This week the approved October repairs were completed by Alex of (Brightview). The new 4" main control shut off valve was installed this week by HOOVER. This main control valve was to be installed when the new #2 irrigation pump motor was installed, but HOOVER did not have this part available at that time because it had to be ordered. The November inspection was completed and we await this report. The TH pump station was shut OFF because the shaft seal for the #1 pump in pump station two failed. There was also a leak in the plastic tubing in the system. HOOVER was out and assessed this problem and we await their proposal for these repairs. With this seal leaking it caused the irrigation system to lose prime and create air in the system. Therefore the system had to be SHUT OFF to alleviate any further damage to the irrigation system. I'm not certain when HOOVER will make repairs.
- Pool : I've noticed that the pool water levels have been lower than normal. By shutting OFF the automatic fill feature of the pool I could see the water levels becoming notably lower. For some time now we have been treating the pool for black algae. There has been an issue of the pool not holding chemicals and chlorine in the water. We added 6 lbs of stabilizer last week to help the pool hold the chlorine. After one week the chlorine levels were at zero. The stabilizer is designed to help hold the chlorine top 2" of water, like a blanket. However the chlorine has been disappearing, or nonexistent. Therefore unable to treat this black algae that would be normally gone by now because of the treatments. This report means that we could have a possible leak somewhere in the pool system. After examining all of the pump housings and equipment and unable to visibly see any leakage. I recommend that we investigate this further and have Brevard Pools do a dye test to determine if indeed there is leakage somewhere in the pool system. If they determine that there is a leak, we would probably want to get a second opinion by another pool company or someone that specializes in water leaks in pools.
- Street Lights : There are two street lights not functioning at this time. One at 700 Ventura Drive and the other at 749 Monterey Drive. There has been discussion between Gault Electric and myself of purchasing these street light bulbs with the transformer built into each bulb for approximately \$70.00 each through Amazon. Gault Electric LLC has confirmed if we were to purchase our own bulbs that they would continue to install them for us when need be. I suggest that we purchase at least a dozen or so of these bulbs to have them on hand when needed. We could warehouse these bulbs in the Clubhouse office for future purpose.
- Ponds : The pond levels that we draw water from are as follows : Pond #2 SFH pump station one is at 3'10" on water scale near Artesian well number one. Pond #3 TH pump station two is at 4'2" on water scale near number two Artesian well number two. The Artesian wells have been opened up 5 gallons a minute, which is 300 gallons an hour, 7,200 per day. I will monitor this allowance for one week time and check the TDS measurement again to determine if we need to advance this amount or cut back from this amount. I will also be monitoring the water levels after one week of time frame.
- Fountains : The AES/Cascade fountain tech was here this week on Weds. 11/29/2017 to check the lighting situation on #2 fountain. The tech Jonathan went out to the fountain in his raft to determine what was causing the breaker to trip. he was going to check the light canisters for possible leakage or a short in lighting. The timer clock for this fountain was bad (not turning) the clock. I purchased this part at Lowes and installed it on Thurs.11/30/2017, this clock is functioning now. Randy McGrath. The tech and I also visited Fountain # 4 and made temporary mounting of capacitor housing box and we able to get fountain #4 working again/lights too. This fountain had previously been deemed unsafe and was turned OFF by AES other tech last week or so ago. The #3 capacitor box is also in dire need of replacement as well. Jonathan the tech from AES/Cascade fountain repairs to work up a proposal for replacement of both capacitor housing boxes for #3 and #4 fountains.
- Gates :The entrance gates on both entryways South Patrick and Shearwater Parkway had temporary glitches (GATES NOT OPENING) by remote or kiosk keypads, where the openers needed to be shut OFF and reset and reenergized. Checked operation and all seems to be operating fine. This is an intermittent issue due to high traffic volume. The gates having to be rebooted so to speak.