

July 28, 2017

MONTECITO COMMUNITY DEVELOPMENT DISTRICT

Facilities and Infrastructure Status

- Irrigation Pumps :We are continuing to wait for the Brightview irrigation report. This report should have a detailed repair list of all the SFH system and the TH irrigation system. Repairs were completed on zone #28 yesterday Thursday 07/27/2017. Once the repairs list becomes available the authorization of work orders will follow. There was a geiser reported at 171 Montecito Drive I believe was repaired after several days of reporting to Leland (HOA) and Jason Pilon of Brightview. The washed out hazard next to the sidewalk at 365 Point Lobos Drive was finally given a work order after 3 weeks time has gone by. Jason Pilon and myself installed staking and caution tape around this problem area several weeks back. I believe that situations of this nature need to be handled /completed in a much more urgent fashion. The safety of our residents should be a top priority issue, rather than waiting for approval and dragging our feet awaiting approval. I'm not certain who dropped the ball , but we need to improve on our response time on these types of repairs.
- Pool : The pool pump is working fine nothing to report at this time.We had some disturbing news of people using the pool after hours allowing their little dog to go swimming as well. When confronted by one of our residents of these type of actions, they conveyed that they weren't from the neighborhood; they were just using the pool. This type of behavior can not and will not be tolerated. I'm not sure how they gained access into the pool area but we need to be more vigilant and aware of folks trespassing in the Community pool. Please do not hesitate to call me (Randy McGrath) 1-321-777-9460 if you witness this type of bad behavior. I don't care what time it might be PLEASE call me.
- Street Lights : Nothing to report at this time, All street lights are working fine at this time.
- Ponds :American Ecosystems came this week 07/26/2017 and treated for shoreline and shallow grasses in all ponds.
- Fountains : All the fountains are displaying fine at this time, including #6 pond has been working fine.as well.
- Gates : All gates are functioning fine at this time. The Shearwater entrance gate needed to be reset and put back in sync, but is fine now.
- Gym: The Parts for the fitness room equipment have been ordered and will be installed when they come in next week.
- Clubhouse : The Roofing Contractor was out this week and made the necessary repairs to the roof as needed. We'll need a good rain of substantial measure to determine if the repairs pass inspection. We're suppose to receive rainfall this coming Sunday and Monday 100% chance of rain both days. July 30 & 31, 2017. This will be a perfect time to monitor any leaks. The A/C unit that helps cool the Clubhouse Great Room has bit the dust and it will need to be replaced. Florida Breeze has given us a quote of \$4801.00 ; after discussion with Jason Showe our (District Manager), we made the conscious decision for replacement after consulting with several BOD members available. This was the last A/C needed to be replaced; we have now replaced all 4 A/C unit in the Clubhouse in the last year of time. The replacement unit is a GOODMAN 5 ton 16 seer unit with a 10 year parts warranty, The same warranty as all the other A/C units . They will be installing the new unit next Tuesday August 1, 2017. We have had a good repor with Florida Breeze , they are true professionals. The partition wall will remained closed in the effort to try to keep the air conditioning isolated to just the Great Room because we have a baby shower to host this coming Sunday July 31,2017 Only one A/C working at this time in the Great Room. I hope this will be adequate for the folks renting the Clubhouse for their baby shower. Thanks everyone for your understanding.
- Other :A special thanks goes out to all residents that came out and took part in flipping the cushions on the Patio & Pool deck furniture. As the children will be starting back to school soon and the swimming traffic slows down I'm going to start the patio ceiling staining project. I've already priced the materials from Sherwin Williams people and I look forward to the challenge of working on the building and to bring back the luster of that beautiful ceiling.