

Montecito
Community Development District

135 W. Central Blvd, Suite 320, Orlando FL, 32801
Phone: 407-841-5524 - 877-855-5251- Fax: 407-839-1526

May 25, 2018

Dear Montecito Residents,

In April 2018, the Montecito Community Development District (the "District") conducted a survey of identified capital improvement projects. The summary and results of the survey are attached for your review.

To help clarify some of the issues, the District did not include irrigation repairs or sidewalk repairs, as these are operating expenses and would be included in the operations budget of the District. The funding source for any approved project would be from current assessments. To date, the District has approved the following projects for Fiscal Year 2018:

- Entrance Landscaping Improvements
- Streetlight Pole Painting
- Entrance Fountain Replacement
- Palm Tree Trimming
- Entire Irrigation System Evaluation

The Board will be considering additional projects at subsequent District Board meetings. Should you have any questions regarding the survey results, please contact me at 407-841-5524.

Sincerely,

Jason M. Showe
District Manager

MONTECITO CDD CAPITAL EXPENDITURE PRIORITIZATION SURVEY RESULTS



April 5 to
April 20,
2018

4

Sections
of Focus

29

Projects
Stack
Ranked

108

**SURVEY RESPONSES RECEIVED
OUT OF 276 RESIDENCES**

**Surveyed Homeowners Only
39% of Single Family Homes
40% of Townhomes
39% Total Response Rate**

MEANS OF COMMUNICATION



Means of Communication	Date Sent	# Contacted	Results
Email from updates@montecitocdd.org	April 5th	239 Homeowner Registered Email Addresses	132 Opened / 69 Clicked
NextDoor Notification	April 5th	392 Registered Members	Unknown
NextDoor Notification	April 9th	392 Registered Members	Unknown
Email from larry.bradshaw@montecitocdd.org	April 9th & 10th	186 Homeowner Registered Email Addresses Not Yet Responded	Unknown
Email from updates@montecitocdd.org	April 12th	177 Homeowner Registered Email Addresses Not Yet Responded	80 Opened / 27 Clicked
Text Messages from Larry	April 16th & 17th	131 Individual Text Messages to Registered Phone Numbers Not Yet Responded	Unknown
NextDoor Notification	April 17th	392 Registered Members	Unknown

1

**Walls
Streets
Sidewalks
Gates
Ponds**

SECTION




Stack Rank Your Priorities

Please stack rank these items in the order that you believe they should be prioritized.

Rate the Visibility of the Repair

Use this area to help us understand how visible you consider this change making a difference or having the biggest impact on the appearance of our community. (5 is very visible, 1 is not visible at all)

Capital Improvement Proposed Project and Estimated Costs	Stack Rank	Visibility Score	Priority Quardant	Cost Quardant	Area of Focus
Outside Perimeter Walls - Pressure Wash and Paint 2 Coats - \$32,400	1	3.94	High Priority	High Cost	Perimeter Walls
Repair Entrance Fountains - \$,3600	2	3.89	High Priority	Low Cost	Entrance Gates
Inside Perimeter Walls - Pressure Wash and Paint 2 Coats - \$16, 250	3	2.19	High Priority	High Cost	Perimeter Walls
Repair Pergolas on Perimeter Walls - \$13,500	4	3.12	High Priority	High Cost	Perimeter Walls
Streetlight Pole Painting (from brown to black) - \$3,650	5	3.02	High Priority	Low Cost	Sidewalks/Streets
Sidewalk Pressure Wash - All Interior and Exterior Sidewalks - \$6,000	6	3.17	Low Prority	Low Cost	Sidewalks/Streets
Replace Broken Park Bench on Exterior Wall - \$1,000	7	2.56	Low Prority	Low Cost	Perimeter Walls
Add Entrance Signs for Annougements (meetings, notices, etc. at both entrances) - \$7,800	8	2.19	Low Prority	Low Cost	Entrance Gates

 Items Considered High Priority with Low Cost

Prioritize Focus Areas

Help us understand how you believe the overall areas should be ranked in priority.

Area of Focus	Focus Area Stack Ranking	# of Proposed Projects	Proposed \$ Estimates
Entrance Gates	1	2	\$11,400
Perimeter Walls	2	4	\$63,150
Ponds	3	0	\$0
Sidewalks / Streets	4	2	\$9,650
TOTALS		8	\$84200

2

Clubhouse Pool Playground

SECTION




Stack Rank Your Priorities

Please stack rank these items in the order that you believe they should be prioritized.

Rate the Visibility of the Repair

Use this area to help us understand how visible you consider this change making a difference or having the biggest impact on the appearance of our community. (5 is very visible, 1 is not visible at all)

Capital Improvement Proposed Project and Estimated Costs	Stack Rank	Visibility Score	Priority Quardant	Cost Quardant	Area of Focus
Paint Exterior of Clubhouse - \$16,000	1	3.51	High Priority	High Cost	Clubhouse / Pool
Paint Interior of Clubhouse - \$8,000	2	2.72	High Priority	Low Cost	Clubhouse / Pool
Resurface Pool Marcite - \$31,000	3	3.07	High Priority	High Cost	Clubhouse / Pool
Replace Clubhouse Carpeting - \$5,000	4	2.39	High Priority	Low Cost	Clubhouse / Pool
Replace Gym Cardio Equipment - \$27,000	5	2.50	High Priority	High Cost	Clubhouse / Pool
Replace Rubberized Playground Surface - \$26,000	6	2.63	Low Prority	High Cost	Playground
Paint and Repair Pool Furniture - \$15,000	7	2.92	Low Prority	High Cost	Clubhouse / Pool
Replace Pool Furniture Cushions - \$5,000	8	3.02	Low Prority	Low Cost	Clubhouse / Pool
Add 2 Bike Racks in Pool Area - \$1,000	9	2.31	Low Prority	Low Cost	Clubhouse / Pool
Stain Pool Area Roof - \$1,600	10	2.37	Low Prority	Low Cost	Clubhouse / Pool
Hire Part-time Admin Staff for Clubhouse - \$4,600 per year	11	2.31	Low Prority	Low Cost	Clubhouse / Pool

 Items Considered High Priority with Low Cost

Prioritize Focus Areas

Help us understand how you believe the overall areas should be ranked in priority.

Area of Focus	Focus Area Stack Ranking	# of Proposed Projects	Proposed \$ Estimates
Clubhouse / Pool	1	10	\$114,200
Playground	2	1	\$26,000
TOTALS		11	\$140,200

3

Lighting Security Landscaping

SECTION



Stack Rank Your Priorities

Please stack rank these items in the order that you believe they should be prioritized.

Rate the Visibility of the Repair

Use this area to help us understand how visible you consider this change making a difference or having the biggest impact on the appearance of our community. (5 is very visible, 1 is not visible at all)

Capital Improvement Proposed Project and Estimated Costs	Stack Rank	Visibility Score	Priority Quardant	Cost Quardant	Area of Focus
Low Voltage Clubhouse Accent Lighting - \$4,300	1	2.99	High Priority	Low Cost	Lighting
Low Voltage Enterance Accent Lighting - \$18,600	2	3.51	High Priority	High Cost	Lighting
Update Clubhouse Camera System - \$14,000	3	2.4	High Priority	High Cost	Security
Update Entrance Gate Camera System - \$5,800 annually for 3 years	4	2.91	High Priority	Low Cost	Security
Update Clubhouse Access System - \$9,000	5	2.31	High Priority	Low Cost	Security
Replace Streetlight Bulbs with LED Bulbs - \$8,000	6	3.13	Low Prority	Low Cost	Lighting
Create Resident Yard Waste Debris Drop Off Area - \$1,100	7	2.98	Low Prority	Low Cost	Landscaping
Remove Hedges / Replace Sod on Montecito Dr - Option 1 - \$7,400	8	2.54	Low Prority	Low Cost	Landscaping
Replace Hedges on Montectio Drive - Option 2 - \$6,100	9	2.54	Low Prority	Low Cost	Landscaping
Add Fence Around Pump Station #1 to Prevent Access - \$2,650	10	2.44	Low Prority	Low Cost	Security

 Items Considered High Priority with Low Cost

Prioritize Focus Areas

Help us understand how you believe the overall areas should be ranked in priority.

Area of Focus	Focus Area Stack Ranking	# of Proposed Projects	Proposed \$ Estimates
Landscaping	1	2	\$8,500
Lighting	2	3	\$30,900
Security	3	5	\$32,550
TOTALS		5	\$71,950

4

Focus Areas



Prioritize Focus Areas

Now that you have completed ranking individualized projects for each of the areas, please help us understand how you believe the overall areas should be ranked in priority.

SECTION

Area of Focus	Focus Area Stack Ranking	# of Proposed Projects	Proposed \$ Estimates	High Priority / Low Cost Proposed \$
Landscaping	1	2	\$8,500	
Entrance Gates	2	2	\$11,400	\$3,600
Clubhouse / Pool	3	10	\$114,200	\$13,000
Lighting	4	3	\$30,900	\$4,300
Perimeter Walls	5	4	\$63,150	
Ponds	6	0	\$0	
Security (Cameras, Gates and Keycard Access)	7	5	\$32,550	\$14,800
Sidewalks / Streets	8	2	\$9,650	\$3,650
Playground	9	1	\$26,000	
TOTALS		29	\$296,350	\$39,350

METHODOLOGY USED TO DETERMINE HIGH VS. LOW FOR SURVEY

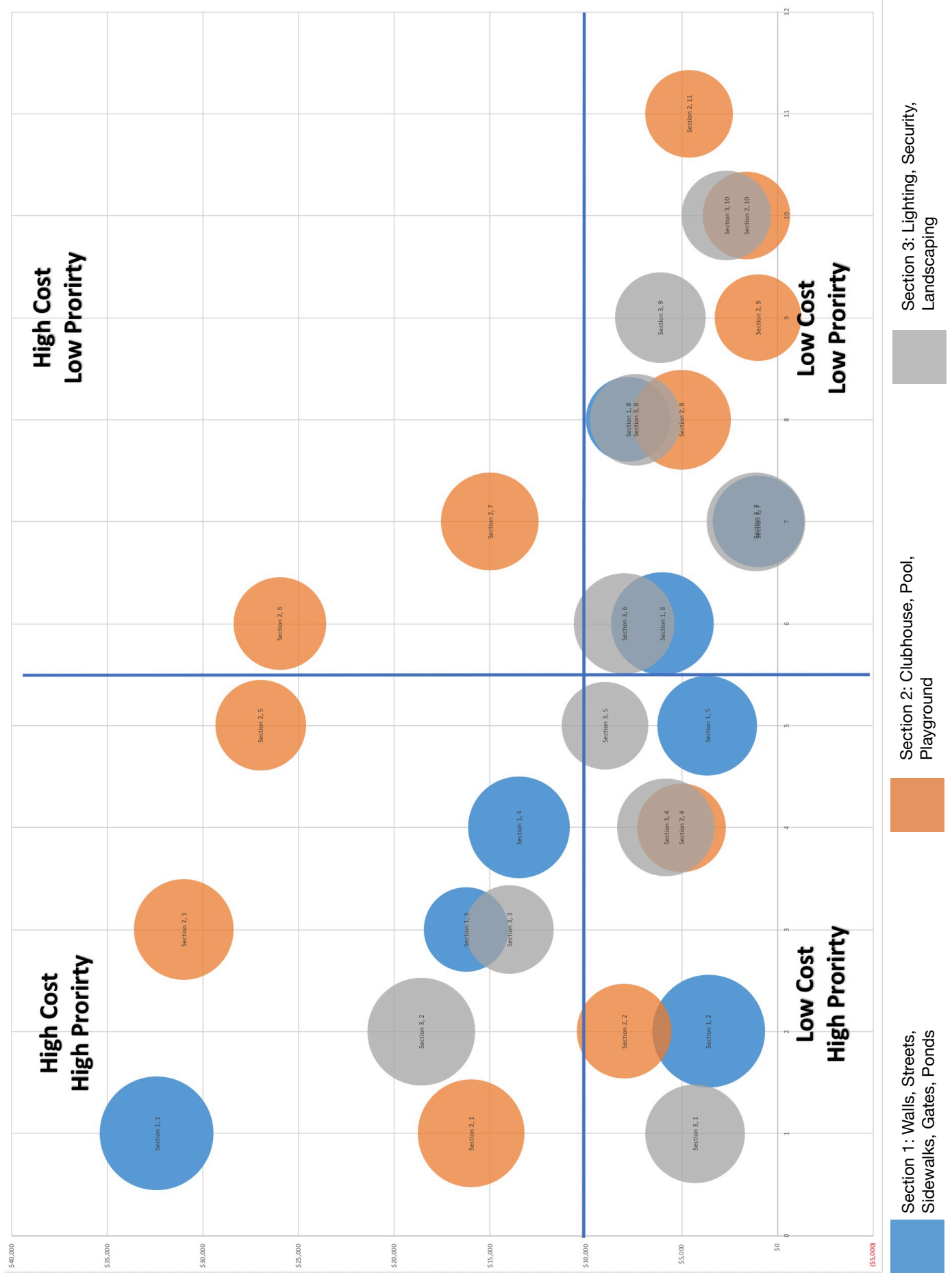
- **High Priority = Top 5 Items**
- **High Cost = Estimates above \$10,000**
- **Visibility Scores are Average Rating of 1 to 5 stars**

METHODOLOGY FOR BUBBLE CHART (ON THE NEXT PAGE)

Each Capital Improvement Project (CIP) was plotted on the chart using 3 data points:

- X = Stacked Rank Priority
- Y = Estimated CIP Cost
- Z = Average Visibility Score

CAPITAL IMPROVEMENT PROJECT BUBBLE CHART



2018 Recommended Capital Improvement Projects Based on Survey

Area of Focus	Focus Area Stack Ranking	# of Proposed Projects	Proposed \$ Estimates	Recommendations
Landscaping	1	0	\$0	No CIP (Capital Improvement Project), none were HP/LC (High Priority/Low Cost), additional dollars could be used on replacing sod
Entrance Gates	2	1	\$3,600	Complete 1 CIP, rated HP/LC - Repair Entrance Fountains
Clubhouse / Pool	3	2	\$13,000	Complete 2 CIPs, rated HP/LC - Paint Interior of Clubhouse and Replace Carpeting
Lighting	4	1	\$4,300	Complete 1 CIP, rated HP/LC - Add Low Voltage Clubhouse Lighting
Perimeter Walls	5	1	\$32,400	Complete 1 CIP, rated HP/HC - Paint Exterior Perimeter Walls
Ponds	6	0	\$0	No CIP listed
Security (Cameras, Gates and Keycard Access)	7	1	\$14,000	Complete 1 CIP, rated HP/HC - Replace Clubhouse Security Camera System
Sidewalks / Streets	8	1	\$3,650	Complete 1 CIP, rated HP/LC - Paint Streetlight Poles
Playground	9	0	\$0	No CIP, none were HP/LC, use additional dollars on other areas this year
TOTALS		7	\$70950	

2019 Recommended Capital Improvement Projects Based on Survey

Area of Focus	Focus Area Stack Ranking	# of Proposed Projects	Proposed \$ Estimates	Recommendations
Landscaping	1	2	\$8,500	Complete 2 CIPs, rated LP/LC - Create Resident Yard Waste Area and Remove Shrubs and Replace with Sod on Montecito
Entrance Gates	2	0	\$0	No CIP in 2019
Clubhouse / Pool	3	1	\$16,000	Complete 1 CIP, rated HP/HC - Paint Exterior of Clubhouse
Lighting	4	1	\$18,600	Complete 1 CIP, rated HP/HC - Add Low Voltage Entrance Lighting
Perimeter Walls	5	2	\$17,250	Complete 1 CIP, rated HP/HC - Paint Interior Perimeter Walls & Replace Broken Bench (LP/LC)
Ponds	6	0	\$0	No CIP listed
Security (Cameras, Gates and Keycard Access)	7	1	\$5,800	Complete 1 CIP, rated HP/LC - Update Entrance Security Camera System
Sidewalks / Streets	8	1	\$6,000	Complete 1 CIP, rated LP/LC - Pressure Wash Sidewalks
Playground	9	0	\$0	No CIP, none were HP/LC, use additional dollars on other areas this year
TOTALS		8	\$72150	

2019 Recommended Capital Improvement Projects Based on Survey

Area of Focus	Focus Area Stack Ranking	# of Proposed Projects	Proposed \$ Estimates	Recommendations
Landscaping	1	0	\$0	No CIP, none were HP/LC, use additional dollars on any landscaping needs
Entrance Gates	2	1	\$3,600	Complete 1 CIP, rated HP/LC - Repair Entrance Fountains
Clubhouse / Pool	3	2	\$13,000	Complete 2 CIPs, rated HP/LC - Paint Interior of Clubhouse and Replace Carpeting
Lighting	4	1	\$4,300	Complete 1 CIP, rated HP/LC - Add Low Voltage Clubhouse Lighting
Perimeter Walls	5	1	\$32,400	Complete 1 CIP, rated HP/HC - Paint Exterior Perimeter Walls
Ponds	6	0	\$0	No CIP listed
Security (Cameras, Gates and Keycard Access)	7	1	\$14,000	Complete 1 CIP, rated HP/HC - Replace Clubhouse Security Camera System
Sidewalks / Streets	8	1	\$3,650	Complete 1 CIP, rated HP/LC - Paint Streetlight Poles
Playground	9	0	\$0	No CIP, none were HP/LC, use additional dollars on other areas this year
TOTALS		7	\$70950	

2020 Recommended Capital Improvement Projects Based on Survey

Area of Focus	Focus Area Stack Ranking	# of Proposed Projects	Proposed \$ Estimates	Recommendations
Landscaping	1	0	\$0	All CIPs completed that were listed in survey
Entrance Gates	2	1	\$0	All CIPs completed that were listed in survey
Clubhouse / Pool	3	2	\$58,000	Complete 2 CIPs, rated HP/HC - Resurface Pool Macite and Replace Gym Cardio Equipment
Lighting	4	0	\$0	All CIPs completed that were listed in survey
Perimeter Walls	5	0	\$0	All CIPs completed that were listed in survey
Ponds	6	0	\$0	No CIP listed
Security (Cameras, Gates and Keycard Access)	7	0	\$0	All CIPs completed that were listed in survey
Sidewalks / Streets	8	0	\$0	All CIPs completed that were listed in survey
Playground	9	1	\$26,000	Complete 1 CIP, rates LP/HC - Replace Rubberized Playground Surface
TOTALS		4	\$84000	

Suggestions & Comments Received - Section 1 (30 Responses)

<p>Are the new poles from the new section under construction black or brown? If those are brown we should not change the color. If those are black then I am ok with the proposal.</p>
<p>Erect a gate / fence around the pump station to deter young boys from using it as a playground - obvious safety issue here and frankly a nuisance.</p>
<p>100% of immediate funding needs to be applied to IRRIGATION, RESODDING ... 0% of funding should be applied to the above projects ! Who cares what the walls look like, who cares what outside non residents think about what Montecito ... IMMEDIATE AND MAJOR FOCUS should be applied to the RESIDENTS and the RESIDENTS PROPERTY!</p>
<p>Entrance fountains were working when we moved here and it was a big attraction to all passing by and entering.</p>
<p>Perhaps if the one part of the 'outside' perimeter wall, behind the single family homes on Shearwater, could be repainted to the appropriate color the "visible" difference might be enhanced. Wonder how that WRONG paint color even got approved? Also, if new signage means an 'electronic, light-up' version of a notification board, it shouldn't even be on the list for over \$4000.</p>
<p>what about the TH irrigation issues? My grass is dead.</p>
<p>Much of the interior wall has bushes right against it. They would have to be removed to clean and paint it. Outside wall should be a darker color that does not show the algae</p>
<p>All pricing seems out of touch with reality suggest second and third and fourth quotes if necessary. Very little of above listing affects overall appearance of the community. Is a prospective buyer not going to buy because the sidewalks are dirty? Or because there is a broken park bench on the outside of the gate. I think not. Is a prospective buyer not going to buy because the light poles are brown not black. Why not fix the real issues like dead brown grass. Fill the ponds from the St. John's. Keep the irrigation systems working. Hire crews to mow, weed, trim and blow that care rather than the team that flies through here in the shortest amount of time missing half the stuff they are supposed to do. Is a prospective buyer going to not buy a house in here because there is no signage out front announcing meetings. I think not. I think we need a re prioritization of the list to work functionality first then beauty and aesthetics. We can't even keep the bare basics running to make the community functional and we are worried about fixing a park bench on the outside of the gates??? It must be sure easy to spend other peoples money.</p>
<p>All of these items are highly visible. As such, they should all be done.</p>
<p>I listed the small, less costly jobs at the top. We could clear several items for a relatively small cost compared to painting the walls. Why is the cost to paint the outside of the wall DOUBLE of the inside wall? Just as much surface area inside as there is outside.</p>
<p>Its appalling to see what is considered up for vote on a chore list when the money has been squandered and the entire Montecito lack of working sprinkler system is killing the landscaping. you should be ashamed</p>
<p>I personally think that items like the park bench and pergolas can be done away with completely instead of continuing to replace them. I also don't think painting the poles should be a priority unless there's something wrong with them. The walls should be painted if we're extending them to the new development so they'll match. Our grass is what gives the most visibility to our neighborhood. If everything is dead then people will not be interested in moving here.</p>
<p>Replace and update sprinkler systems throughout the community</p>
<p>All homes should be responsible for pressure washing the adjacent sidewalks. It would save a few \$\$\$'s.</p>
<p>Think the park bench should be removed, but not replaced. Having the irrigation system repaired would make a highly visible difference with lawns and landscaping.</p>
<p>These projects do not seem to be priorities except for the outside wall paining and the estimated costs seem exceptional inflated.</p>
<p>Get the sprinkler system FIXED and keep it FIXED... anyone who breaks something should PAY FOR IT THEMSELVES !</p>
<p>I know that I am willing to paint the outside perimeter walls for a much lower price. I can't believe the cost. I hope you have received several fair cost estimates. IF AND WHEN WE DO PAINT THE OUTSIDE PERIMETER WALLS, I SUGGEST WE USE A DARKER RUST COLOR TO MATCH THE RUST - SO THAT FUTURE RUST MARKS WILL NOT SHOW.</p>

everyone can do their own sidewalk, please no more money on signs , everyone can do their wall if allowed to do
Anything broken should be taken care of first. Repainting and pressure washing is a regular maintenance action that should have already been included in the maintenance plan of the neighborhood. However broken and items in disrepair make the neighborhood look trashy and make it an eyesore
Proper prevention maintenance will reduce future cost. Areas that need attention must to attend to as quickly.
Painting street poles just to change the color is a waist of funds
I do not support any special assessments to pay for any of these repairs/enhancements. As long as these repairs/ enhancements are within the current budget/savings then I would agree with the maintenance. I also believe that it seems odd to me that the outside pressure washing and painting is twice as much as the inside. Regardless both figures seem excessive to paint and pressure wash.
I am VERY glad to see the new landscaping at both entrances. I hope something also will be done about the round a bout. It also needs new landscaping. The most important item for our neighborhood is must to ensure the grass stays alive. Additionally, I feel it is a waste of money to continue to operate the gates. They have almost hit my truck twice. I have also seen the gates nearly hit multiple other cars as they enter.
You need to add that pond pump equipment needs to be hidden from sight as it was originally. Also need to add the "volley ball court" area - either repair, or flatten and add sod... - it is just weeds and dirt now...
\$7800 for entrance signs announcements is a waste.
Replace all the sod that died from sprinkler being broken for the last few months. This is most pressing fix I want.
these prices are OUTRAGEOUS! I don't agree with any of these. Too expensive for money we do not have.
Why exterior walls cost so much more than interior walls?
Why is painting the outside perimeter walls twice the expense as the interior wall?

Suggestions & Comments Received - Section 2 (34 Responses)

I put the pool furniture low due to the fact that it was just done
Highly recommend one or two TRX bands installed in igym .. about 169.00 per band and great work out equipment with extremely low maintenance if any . Any questions call me 3869860595
Don't really think any of these are a priority. The paint on the clubhouse looks fine inside and out. The carpet in the gym really needs to be replaced or just torn out. It smells terrible in there.
New Part-time Clubhouse Admin should only be added if the ALCOHOL rules are abandoned for the Clubhouse and Pool Area. MONTECITO is advertised as " MONTECITO BEACH CLUB " what BEACH CLUB does not allow alcohol.
Surprised by the cost of replacing the cardio equipment in the gym. Perhaps that can be done in phases? Also, while Mr. Randy McGrath is certainly an asset to the community, it would be highly beneficial to hire a part-time administrative person to reduce/remove the specified scope of work often unrealistically expected of him.
Again prices are out of control. Did we not just have all the pool furniture resurfaced and painted and re cushioned, and now you want to spend another \$20,000 on pool furniture. How about let residents bring their own chairs like they do at the beach, why do we have to provide pool furniture???? There is nothing on this list I would spend any money on. Really a bike stand x 2???? What about kick stands that come on all bikes??? Is that not adequate? Be wary of the club house becoming a money pit. How much use does it really really get? Are the floors and carpeting that bad or again are you just wanting to spend other peoples money on needless projects. How about this for a tact - lets try conserving money.....all of these get a zero and do not do.
Suggest we expand Gym to accommodate the hundreds of new town homes being built. Also we need some supervision over the Gym due to the ignorance of some of our members who bring their own equipment into the gym and block access.
My reasoning in this category is different than the first category. The clubhouse is a million dollar investment that needs to be protected from the elements. Exterior paint accomplishes that function, including the pool area roof. The carpeting that I am aware of is in the exercise room. Do away with it and put in linoleum type tile. Ceramic tiles would be more likely to chip or crack. Like the clubhouse, the pool needs to be maintained. I believe Marcite is the surface lining and that definitely needs to be done. It has been rough for several years. Get rid of the high maintenance pool furniture. It was re powder coated a couple of years ago. Buy the same type heavy duty plastic furniture used in hotels. While the playground is important, a relatively small percentage of the households' occupants use the playground. We can use \$26,000 for projects that will benefit far more people. Is the part-time club house assistant to cover Randy's days off?
none of these are important at this time. i will not stack in any order most of these items will have less costly simple solutions rather than high cost replacement. remove the full time employee and add 2 part timers with flexible schedules
I personally haven't noticed where any of these items are needed other than the bike racks at the pool. I would like to see the cardio equipment in the gym replaced only if it is broken. I would be open to replacing Randy and not necessarily hiring another part time employee. My observations is that he isn't very efficient. I don't know exactly what we pay him to do but I'm sure we could find someone to do it more efficiently and we wouldn't need two employees at the clubhouse. When I've been at the pool or clubhouse I haven't noticed it needing painted or updated, at least in the current year. Our sprinkler system is way more important.
I think very few of these things actually need to be done. Certainly the pool furniture and cushions need to be spruced up, but everything else is fine.
Is new part-time admin in addition to Randy? I don't understand the need to have 1.5 people manning the clubhouse during the day.
The clubhouse is in walking distance for all community members so a bike rack is an unnecessary expense.
I consider most of these to be unnecessary at this time and not worth spending money on
Police the areas for those who do not show respect for the facilities and then make them PAY for their damages

Our current Clubhouse Manager is to be commended for going beyond the call of duty. A part-time assistant would greatly help in accomplishing certain projects and duties. The Clubhouse exterior and interior paint is wearing well and does not indicate an immediate need for painting. I normally would insist on the playground resurfacing but I rarely see children making use of the playground. Most children are inside playing video games. I'm unfamiliar with Pool Marcite and I'll leave that decision up to the Clubhouse Manager who clearly has a sense of pride and ownership in achieving his duties.

It seems like the painting quotes are high. Did we get quotes from a few painters?

Let's not keep investing in pool furniture that needs constant upkeep. Buy reasonable cost furniture that does not need cushions or painting. Who are we trying to impress when some of the most lavish hotels and condos do not have this type of furniture. What happened to playgrounds that had ground and mulch? Actually softer to land on than cushioned expensive asphalt.

People who use the pool and amenities should pay additional for their use and maintenance. Carpeting should be replaced with tile. Replacing or repairing poor choices of pool furniture with more repairs and poor choices is a mistake. Replace with less expensive, more durable options and let people bring their own comfort cushions. The furniture and cushions are designed for residential use where someone can bring them in from the elements and avoid the rust and mildew.

I was under the assumption that the admin person was already added/hired. Regarding the clubhouse gym and the playground, they are both in severe need of attention especially when they are the most commonly used by those who pay for this place. The playground is hideous and unusable. The treadmills and other equipment is literally unsafe for use due to their instability. Also, why pay for cable TV for the clubhouse if it can't even be used? Why does the pool furniture need to be repainted again after being done a year ago? What a waste of money.

Although hiring a new part-time clubhouse administrator is not highly visible, it would be quite valuable for maintaining the accuracy of the CDD data bases and records.

These area are important to all and they should maintain al high level. Safety is ver important in these area.

Clubhouse staff is always essential to the community.

Clubhouse looks just fine and needs none of the above. The most productive way to spend money here would be for pool heater so we can use it all year round and pool maintenance to keep it clean.

The clubhouse is not that old nor is the pool. I cant believe either needs to be resurfaced or repainted. A simple pressure wash would probably do wonders for both. The gym equipment can be repaired and should not just be replaced on a whim. Doing upkeep on cushions and furniture is a good thing but several of these items are major renovations that seem extremely excessive. I do not support any special assessment and would not support anything other than routine maintenance and up keep.

I have not been to the clubhouse, pool, or playground in some time. I do not have an opinion on these items. I feel we already spend to much on administration. What will a part-time clubhouse administrator do?

Instead of refinishing the pool furniture, but new commercial grade furniture for a fraction of the cost sown here.

Didn't we just recently re-do the pool furniture and cushions? Also, how about a system that keeps non residents from swimming in our pools which occurs quite often. Maybe since Randy gets paid an obscene amount of \$ this should fall under his assignments. Checking people for key cards.

I have not been to the pool and club house in over a year because I am renting the property. Please do not use my ratings above.... just use remainder of responses please.

Not too long ago people contributed to paint furniture and replace pool cushions. It doesn't need to be done again. Very few people use the gym, not needed.

why would be need a part time admin. no disrespect intended, but Randy does not look overworked. This budget is outrageous! It's difficult to rate them because I think these things are overpriced and unnecessary. We already replaced the pool cushions(Carol collected money from homeowners to do it). Is the gym equipment broken? The pool furniture looks fine and was painted last year. These items are for an unlimited budget, not for a community that is in debt!

It looks like the playground was recently redone (we just moved in in March). If not and there is a safety issue with the grounds, then I would prioritize that differently.

I thought we replaced pool cushions and painted furniture a couple of years ago, I also thought playground had received attention. Randy got permission to repair/replace a Pergola after hurricane, maybe this is a different one.

What is Stain Pool Roof?

Suggestions & Comments Received - Section 3 (36 Responses)

<p>Not sure why the hedges would be removed just in the townhome area only, if we are looking to replace with sod maybe we can start with my current lawn that is dead.</p>
<p>That fence needs to be priority #1 of all possible projects. Also perhaps something could be done to deter the young boys who are urinating along the sidewalk and inside that pump station area.</p>
<p>Most of these things are not important ... again FOCUS should be on IRRIGATION and SOD REPLACEMENT in ALL residential areas!</p>
<p>Perhaps the input from the residents on Montecito Drive affected by the removal and/or replacement of the hedges should be given priority, as they are the ones who have to 'see' and 'deal' with the aesthetics, wanted or not.</p>
<p>All the above should be a distant 10th to fixing the irrigation system. How the improvement of the irrigation system was left off the list is troubling. The CDD is responsible for maintaining the irrigation system, better add sod replacement to list.</p>
<p>Where are the items on this list coming from? Update Clubhouse access system. What is wrong with the system we now have that was just renovated within the last two years with new cards??? Is the Pump Station #1 being vandalized that we need to protect it like Fort Knox? Residents can continue to stuff their yard waste into their containers or coordinate themselves like they don't do now for WM Waste trucks to come and get. The waste sits on the side of the street for weeks on end. Creating one massive pile for \$1,100 is not the answer. People won't haul it to where ever it is. What is wrong with the street light bulbs that work now? They light - those that work but we can't keep them all lit. All new bulbs would do is possibly limit the number of times crews have to come out and change the bulbs. Where is the business case that says new LED bulbs will be a savings after spending \$8,000. Seriously, lets focus on functionality and safety of the community before we start spending needless money on pool furniture. This really is not the TRUMP Plaza. You are trying to spend money we do not have on things we DO NOT NEED.</p>
<p>Some of this seems to be under the auspices of the Townhome HOA such as replacing hedges.Satellite Beach has a Yard Waste drop off point off of DeSota which I used often.</p>
<p>While the yard waste drop off area is a good idea I believe it would be a mess in short order. Trash, old furniture, etc would be left there.</p>
<p>more examples of waste. why talk planting grass when we cant water it to stay alive. just put a match to the money.</p>
<p>Again, I don't see where any of these items are necessary. I'm against replacing things just to replace them. Are these items broken? If so then they should be replaced. If we're just replacing them for the hell of it then no. Our sprinklers and landscaping need to be fixed and when fixed need the water to keep them healthy. I think more background information on these issues and why they made the list would be helpful in rating them.</p>
<p>I think you're a few these things need to be done, especially updating the access systems and camera systems.</p>
<p>You are missing an option in the visibility section. One of the options about hedges by the townhomes.</p>
<p>Yard waste is picked up every Monday am and it behoofs the individual to cut waste down to size and place it in the bin</p>
<p>While it would be a nice gesture to have a yard waste drop off, not sure how you would keep it from becoming a trash drop off site. The reason the dumpster was removed was that people were dropping off more than just yard waste.</p>
<p>Require residents to act like responsible grown-ups and then use videos to prosecute anyone who damages gates, clubhouse, etc...</p>
<p>It would be great if all the back yards were the same length behind the townhomes on Ventura. I live in 702 and I have absolutely no back yard with hedges that stop me from fencing in my yard. The neighboring building to the north has a little longer back yard and the building north of them has an extremely long back yard and they're able to fence it in. Not quite sure what happened with the zoning but it looks horrible and I'd love to have it corrected.</p>
<p>Replacing with LED lights is a no brainer in my estimation. The replacement will pay for itself and should be accomplished as soon as possible. A common occurrence is having trash cans sitting on the streets for days. Having a Yard Waste drop off area should help relieve some homes of having an extra trash can in their garage. The townhomes, formerly but no longer advertised as "luxury townhomes", have lots of quirks to include no room for trash cans in single-garage homes, extremely narrow driveways that impede on the fragile sprinkler system, and an increasing number of landlords who do not ensure their tenants and residents experience the upgrades and attention in their units needed to increase property values.</p>
<p>I would just like all the street lights to have working lights, not sure if have to be led. It would be great to have lights working at night.</p>

We should concentrate on the safety issues first and then the aesthetic issues.

Why is Montecito drive the only hedge and sod area addressed? And what about correcting and replacing the irrigation systems? That is what is causing our recurring issues of dying sod and maintenance costs since the system is CRAP! So Ventura Drive gets no assistance in maintenance? I have been requesting replacement of my sod since before Matthew came through. It was already budgeted, but never completed. Then every excuse in the book. I can't even use my back yard for my dog because it is all dead and weeds and his paws get ripped up. I am SICK OF THIS! SPEND THE MONEY TO FIX THE UNDERLYING ISSUES BEFORE YOU WASTE IT ON FLUFF!

With the difficulties that we are experiencing with irrigation of our lawns, replacing hedges on Montecito Drive with turf does not seem rational to me. Could we not just fill in the gaps of the currently standing hedges?

I would just like you to make sure my front lawn looks nice. Since I have moved in it has never had green grass. My assumption was my dues paid for that but irrigation is always broken and as a result grass dies. I constantly receive excuses from the homeowners assoc and still looks like shit. Im the only house in montecito with brown grass. You have no problem asking for your dues but never respond when I ask to collect on services promised.

Again important for safety of member of our community.

Front gates and security to the community is most important to keep out strangers who do not live in our complex. B

Replace lighting at mailbox at the end of redondo. Replace all the sod the so called crappy landscaping company sparayed and killed again this year. They spread fertilize everywhere and it gets on sidewalk and leaves stains. They cost us more money than they are worth. Replace our red flowers at the corner of the garage with something that will live. That would help the most. Replace dead palms. Add more palms than other trees that is why we live in florida to see pretty palm trees. Every bush i have is dead except the one in the back smothering our ac unit that they wont trim back

Again, I support routine maintenance and upkeep. Several of these items seem like they are just enhancements that arent really required. I do not support any special assessments.

Fencing for Pump station #1 needs to be ascetically pleasing, not unsightly.

While creating a place for residents to drop off yard debris, how bout creating a place for rude/slob residents to drop off their used furniture/mattresses/junk as is the case currently at 344 Point Lobos Dr.

Waste managment is supposed to pickup yard waste in cans. Put notices on mailboxes every so often to remind people of this. Replace street lighting with LEDs as they go out, don't do it all at once.

Replace sod on townhome properties due broken irrigation system for townhomes

first two priorities I believe will help reduce costs long term... electric and dead grass because there is no where to put cuttings without ruining grass. Other items I don't have enough info to know what needs work. Trust board and the remaining resident input.

Where are the stars for removing hedges and replacing with sod: 5 stars.

REMOVE hedges on Montecito and REPLACE with SOD, not more hedges. Unobstructed lake view enhances property values.

I care about streetlight that work and good security. The rest doesn't matter

Updating the camera system at the gates seems expensive and somewhat pointless. And the cost for the clubhouse camera seems very high too!

Replace with LEDs as old bulbs die. Do not understand Accent Lighting or Clubhouse Access System?

Suggestions & Comments Received - Section 4 (48 Responses)

Irrigation has to be paramount, top priority and is not on this list. I just want to say that priorities change due to change in situations. Example, sidewalks might be low priority now but if someone files a slip or fall suit it would suddenly become top priority. And finally I will not be swayed in my vote by a survey of residents that may or not be aware of all the facts or information that the Board Members might have at their disposal. I would however use the survey as a tool to consider in future issues.

Thanks for the CDD work. Now that I am a part time resident I can see the community getting better. The only area this survey is not addressing is our irrigation system continuing problems.

Around ponds should be addressed to be sure they are cleaned of debris .. the one by me slways has palm debris .. and there is a cynderblock on the edge of the lake that has been there for as long as I can remember ..

ALL FOCUS should be applied to IRRIGATION FUNCTIONALITY and SOD REPLACEMENT as a CRITICAL PRIORITY item. No money should be spent on anything until IRRIGATION FUNCTIONALITY and SOD REPLACEMENT has been fixed. MONTECITO belongs to the residents ... not the CDD BOARD, not the MASTER HOA, not the HOA.

Regarding entrances, their is a large unrestricted and unguarded opening on the north perimeter wall separating the Montecito from Sea Park Homes. It is understood that a type of codicil is in place to prevent complete closure, as children apparently need to be able to attend school. Was not aware that an actual government funded school existed within the Montecito community grounds. Nonetheless, the installation of bollards and or speed bumps/mounds has been considered in the past, it should be seriously considered again, not only for accessibility concerns, but for safety as well to reduce the approach and speed of motorized vehicles.

Ponds great idea but was not an option under landscaping? Its the irrigation, its the irrigation, its the irrigation!!! Spending funds on other activities while St Augustine grass turns to scab grass, soon looking like the outside wall grass does not make sense.

Why no question about the irrigation for the TH's? Desperately needed

Stop spending we don not have. Get better quotes and estimates. Focus on functionality vs beauty. Stop pissing residents off with letters about dirty sidewalks and basketball hoops in driveways and start fixing the real issues. Things that work don't mess with trying to upgrade to the latest and greatest.

Frankly, my most serious concern is the low level of our detention ponds when we have a dry spell. One wonders what is going to happen when we have to irrigate another 200 townhomes in the near future.

If NOTHING else gets done, the sprinkler system needs to be fixed properly or replaced. The lawns and shrubs are dying all over the community due to lack of water. Within two years we are going to have another 150 townhomes occupied. They will have lawns and common areas that will likely tax our system when those sprinklers come on line.

When the homeowners take owner the townhome HOA, there needs to be an agreement between the three HOAs and the CDD that only one entity will control Montecito. Now, with 3 HOAs and the CDD, 90% of the residents have no idea what each body does or controls. I would recommend that the three HOAs turn over their responsibilities to the CDD, since it is the board that oversees public bonds.

A big expense, coming , in the not too distant future, is pond dredging and maintenance.

Long range routine maintenance needs to be scheduled NOW for things like painting of walls, clubhouse, street repairs, circle maintenance.

I think the CDD needs to seriously consider speed bumps in various locations. When the new models open on Simeon, Montecito Drive will be a racetrack. I see a couple of vehicles a week going over 35 mph and one woman went by several months ago at 45 mph or more.

any LEGITIMATE resident safety concern should be a priority. next would be that of ESSENTIAL working performance of an existing infrastructure system (sprinklers) that effect the entire community and home value. all other esthetic items are NON ESSENTIAL.

None of the Projects in Sec #1 Have any value & shouldnt be done based on titles!!!!!!! Repair &paint Pool Furniture has been done less than 2 yrs ago - should be good for 10 more yrs. Pressure washing sidewalks is absolute waste of money as is painting light poles black & low voltage accent lighting (always shorts/problems there)!!!!!!!!!!!!

<p>Again, I appreciate the survey but it's hard to rank when I'm not aware of what items are broken and need replacing versus we just want to replace them for aesthetics. If that was included in the initial email I apologize. I just hate that we continue to purchase new sod but the sprinkler systems go down and kill it and then we have to replace it again. I also don't know what the plan is but I'm hoping the concrete exterior wall is going to be extended to the new area. At that point then I would say it would be important to paint the old to match the new. My answers aren't exact because I don't have perspective of each issue.</p>
<p>It seems to me that the overall look of the development has decreased over the past year, due mainly to non working irrigation system. If this could be permanently fixed it would help improve the look and pride the owners feel of their home and development. I'm sure prospective buyers take note of this also, so a speedy solution can hopefully be implemented quickly. Thank you for providing this survey and asking all homeowners their thoughts.</p>
<p>Replacing sprinkler system should be #1 Priority otherwise all other landscaping/ updating will be futile.</p>
<p>Thank you to all in the community that selflessly continue to strive to make the neighborhood a beautiful place to live.</p>
<p>I hope that repairing or replacing the irrigation system would happen prior to any landscaping enhancements.</p>
<p>Irrigation of townhome lawns has consistently been an issue for the 10 years of owning here. The ecology of it all is paramount due to the climate conditions we experience. We must learn to accept the natural environment.</p>
<p>Maintain irrigation system.</p>
<p>No item that included the sprinkler system that really is a problem!</p>
<p>Irrigation, Pump/Sprinkler System, and Landscaping are my focus areas. We need water.</p>
<p>I would live to see our upscale community reflected with a more vibrant landscaping. I think that just adding mulch would go along way to achieving that, very effective and not very expensive.</p>
<p>We need better monitoring of the irrigation system ! Prevent damage and hold people responsible for violations! The gates should be kept CLOSED all the time... this would help eliminate the non-resident traffic during rush hour. Speed humps in SFH area should also be considered. Need more police presence with TICKETS being written for Stop sign violations, Speeding Violations. Also should ELIMINATE ON-STREET Parking !</p>
<p>We love that playground and there's always a ton of kids out there during non-school hours. I think it's important to just keep it maintained and safe and not go over the top there with expenses. It was closed WAY too long after Irma considering it wasn't closed at all after Mathew. Let's not let that happen again. Parking: People need to get over the fact you will have to drive around cars on the streets as it's unrealistic in SFH area to have guests park at clubhouse. That's why we widened our driveway so we wouldn't get harassed anymore.</p>
<p>Thank you for putting together a quality survey. I sense that more problems exist with the townhouse community as there exist so many landlord-renter situations. It's surprising that someone with a huge Humvee buys or rents a Montecito townhouse clearly knowing that his/her vehicle will have long-term parking issues in the community. Or that a chain smoker can walk past my place daily and throw his burning cigarette butt into my hedges while he passes. But such is life. Montecito is a dream that for some, could become a nightmare due to the neglect and/or ignorance of a few. But most people are good. I continue to love this community and hope to help build this community into a brighter future. Keep up the good work!</p>
<p>Put more funds to keep the sprinklers operational</p>
<p>Ponds, Irrigation and Pumps should be high priority. When the entrance area plants and trees and all the grass is dead, no one will notice anything else. Investing in nice lighting or new pool furniture or a better playground makes no sense when the landscape looks dry and dead.</p>
<p>Landscaping and irrigation problems have plagued our community for years. Until it is corrected, sod replacement and other beautification actions is a waste.</p>
<p>The ranking system above is not working. Therefore, the ranking that my wife and myself would like is: Entrance Gates is #1; Security/Camera, Gates, Keycard Access is #2; Lighting (which is part of safety and gates in our opinion, is # 3; The rest are of equal priority. This instrument makes it a little hard to rank, because they are related items etc. However: Sidewalks/Streets id #4, Landscaping is #5; Clubhouse/ Pool is #6; Perimeter Walls is #7; Playground is #8; and Ponds is #9. Thank you for all you do for Montecito. We appreciate all effort. We know it's not easy to get input and please everyone. Some of these are interrelated and hard to rank. This survey is from both owners of this address. Thank you.</p>

<p>Take care of the individuals lawns as promised. I moved here because of the benefits of having an association but am finding out it's been more trouble than good. The only emails I get are bitching. Most sound like president or whoever runs that portion is blaming the residents for everything. Instead of blaming find a solution.</p>
<p>This is a beautiful place to live, saying that, we have a problem with " Speeding". I have had many close calls to have and accidents . This is from all forms of vehicle traffic from commercial, to residential. People exceed the post speed limits many time. This is dangerous to everyone in our community. Something must be done before someone is hurt.</p>
<p>Complex should always be lite as much as available to keep people away who don't reside here.</p>
<p>See previous comments</p>
<p>I do not support any special assessments. I support routine maintenance and upkeep with the means of our existing budget only. Many of these items seem excessive and nonessential.</p>
<p>Thank you for the chance to provide input.</p>
<p>Accent lighting yes, replacing street light source with LED - if it has a 3 month or less payback great, if not - can it.</p>
<p>When is something going to be done about the current "renter" who is basically squatting at the bank owned home of 645 Mission Bay Dr? This property is owned by Federal National Mortgage Association. This "renters" driveway is COVERED in oil from his leaking truck. He and his workers constantly park their oil leaking trucks in road and leave them with ladders and work equipment over night. All of the above is not allowed yet he continually gets away with it. Also, people throwing their junk and furniture on streets for weeks at a time makes the neighborhood look atrocious. The speeding in this neighborhood is out of hand. I constantly see kids and "adults" alike going 35+ down Montecito Dr. 90% of them are coming and going from/to the condos.</p>
<p>Sod Replacement should be a priority from the broken irrigation system in townhome area.</p>
<p>The inside wall doesn't need painting. Bushes cover most of the wall anyway.</p>
<p>Landscaping, lighting and sidewalk maintenance seem to be relatively low cost fixes, and enhance the entire community.</p>
<p>I think the playground is eventually going to be a liability if you don't fix it. I would like to see the pool furniture replaced and all fountains and sprinklers need to work. The carpet in the club house smells.</p>
<p>Most importantly we need an irrigation system that we can count on! I'm tired of dead grass and my beautiful gardens destroyed. Being a snow bird I have no way of hand watering when frequent lapses of irrigation occur.</p>
<p>I want a safe, clean, environment with a working irrigation system, a landscaping company that is knowledgeable , a nice pool and a board that doesn't spend money unwisely. I suggest they get other estimates because these prices are outrageous! Safety, landscaping and nice pool are my priorities</p>
<p>Would be nice to see all the Sprinkler systems checked, and working properly at all homes and town homes. Also was promised to have the sod replaced where its all dried up (due to lack of water) This was promised and never done. Thank you~</p>
<p>The sprinkler system needs attention. The grass in the common areas, as well as my personal yard, has massive dead patches. I watch the sprinklers miss large sections of grass, that are consequently dead. This seems costly and quite unsightly.</p>
<p>Hard to tell what is in dire need of repair versus what is nice things to do!?</p>
<p>Difficult to make judgments without more explanatory info on candidate activities.</p>
<p>I was disappointed to see no mention of the irrigation system, which has been dysfunctional. I also reported that mosquito control told me that we will continue to have problems at the west end of pond #5 because the pond is deeper on the east side. I am also frustrated that there has never been any grass or sod on the common area adjacent to my home (only weeds and bare sand) I had to personally pay to cut down a dead palm tree next to my home after it sat there for six months. These type of things have a much higher priority than most of the things you mention in this survey.</p>