

Good afternoon,

**Board Members in accordance with Florida Sunshine Laws please DO NOT
“REPLY TO ALL”**

Thank you all for your time and dedication to Montecito CDD. Below you will find a weekly (8/31 – 9/6) recap, suggestions, and Rusty’s report (highlighted).

- AM & PM Community drive through – One vehicle found violating parking policy on 9/6 at 7:26am. (PHOTO ATTACHED)
- Community drive through to report landscaping concerns.
- Complete Air & Heat replaced condenser for the gym area.
- The security camera system has been inspected. Two cameras facing the front gate (South Patrick) must be replaced due to being corroded. Parts have been ordered and will be installed next week.
- The Sonitrol technician attempted to repair the emergency panel. Necessary parts have been ordered and are expected to be installed by the end of next week.
- Solitude inspected all lake fountains. Received quote for two, additional information provided on GM monthly report.
- Fountain located in Lake Pacifica is now running. The breaker tripped, causing the fountain to temporarily shut down, but it has since been reset and is operational again.
- Daily pool maintenance - Brevard Pools maintains the pool daily from 6:00am – 6:30am before residents arrive. Cleaning and making sure that chemicals are in balance.
- The CL Stenner pump, which is what feeds chemicals into the pool, has been replaced due to a malfunction.
- Twenty-three tickets were received this week. All landscaping concerns have been reported for immediate attention. Non-landscaping tickets have been addressed and resolved.
- Pedestrian gates quote has been received. Will be discussed at the BoS meeting on 9/11.
- Pool gates – Sonitrol updated the access information. Gates closed at all times, only allowing residents with a key card access every day from 7:00 am – 8:00pm.
- Met with Rusty to discuss landscaping weekly plan and identify affected areas.
- Residents visited the office to share landscaping concerns providing photos. Residents were informed and asked to submit a ticket to avoid any disconnect and follow guidelines.
- Expecting to receive quotes for broken bench no later than 9/13.
- Pool furniture cushions have been deep cleaned.

- Gym equipment cleaned and inspected.

GM Suggestion

These were also added to the monthly report.

- ⇒ **Code of Conduct – Due to unfortunate behavior against office staff, appropriate actions should be taken to address and prevent such incidents in the future.**
- ⇒ **Initiate towing at the owner’s expense immediately after the vehicle receives its first parking ticket.**

ProGreen Weekly Report

Please find below a recap of the landscaping services performed for the CDD during the past week, along with adjustments made due to weather conditions:

Tuesday: Site visit with Kisha - CDD

CDD - Noted areas within the park area needing to be sprayed for weeds. Still getting sand and debris during heavy rainfall along the perimeter walkway in various places.

Wednesday:

CDD:

- Maintenance of CDD areas in Townhome section as scheduled
- Met with Mike Diemer - Arborist regarding the reported Queen Palm at the Shearwater entrance. Mike recommended removing the palm as it's diseased and dying. A quote will be submitted for the removal. Additionally, Mike inspected the other Palms and recommended drench treatments that incorporate Insecticide / Fungicide and Fertilizer for all of the Queen Palms. A quote will be submitted for all the Queen Palms.
- Removal of any fallen branches and debris
- Afternoon rain

Thursday:

CDD:

- Sent crew members back to the townhome section to blow off and clean up debris from Wednesday due to rain and an area that was overlooked by the mailboxes for cleanup.
- Maintenance of CDD areas in Single-Family and Club House sections as scheduled
- Irrigation wet checks in the Single-Family Section
- Removal of any fallen branches and debris
- Afternoon rain

Friday:

CDD:

- Maintenance of CDD areas at the entrance of South Patrick due to the rain from Thursday's service.
- Scheduled removal of the dead shrubs at the entrance of Shearwater.

We appreciate your understanding regarding the missed areas this week the crews were impacted by multiple rain showers during service hours on Wednesday and Thursday that made it extra difficult to blow off the hardscape areas.

Thank you,

Kisha Wagner
General Manager
Montecito CDD