

Good afternoon, Montecito Board of Supervisors,

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

Thank you all for your patience through our transition process. It's been a pleasure to be a part of this beautiful community. I assure you that I will try to learn all of Montecito CDD processes as quickly as possible. Below you will find a weekly recap of the items that were covered and worked on from 8/19 – 8/25:

- Focused on the admin work before the final transaction date.
- AM & PM Community Drive through – No parking violations
- Community inspection with Rusty to make sure targeted areas are taken care of. Highlighted you will see Rusty's report.
- Worked with Brevard Pools and Leak detection services to get a diagnose and updates on the pool.
 1. Having the pool fountains on caused splashing inside the cover resulting in water loss along with water evaporation.
 2. Looking around the pool and seeing white water stains led them to this conclusion. This also affected the chemical balance of the pool, requiring additional testing and adjustments.
 3. Pool fountains were turned off on Friday morning. During the weekend, Victor tested the water twice a day making sure that the safe and clean for swimming; 2.5 on Chlorine and 7.5 on the PH.
 4. Brevard pools will continue to maintain the pool on a daily basis.
- MailChimp e-blast sent out with pool updates – Pool opening August 24th.
- Heavy rain on 8/22 causing the west controller section to be down. Insight reported this and was monitoring in case of any major issue.
- The A/C located in the clubhouse gym had a leak. Victor extracted all the water. A vendor was contacted to have the unit serviced.
- Tickets received regarding landscaping concerns – these were answered and sent to Rusty for service.
- Pumpstation located in Montecito was reported leaking. Hoover was contacted. Service was done.
- Ticket was submitted to Solitude to service fountain located in Lake Coquina.
- Actively contacting lake fountain vendors to get a third bid.
- Assisting clubhouse visitors with questions or concerns.
- Clubhouse, gym and pool area cleaned.

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

Tuesday: Site visit with Kisha - CDD and Mark SF-HOA

CDD - Noted areas along the outer perimeter wall needing detail and front entrances.

HOA - We cannot accommodate homeowners wanting just specific services i.e. - no mowing, just weed eating or just edging. They either need to have a full service or no service. Homeowners are coming out and leaving notes for the crews requesting these types of individual services.

Wednesday:

1. Maintenance as scheduled in Townhome / Clubhouse section
2. Trimmed outer perimeter Ficus shrubs along the sidewalk and front entrance on South Patrick
3. Removal of any fallen branches and debris
4. Irrigation - Burial of wire along the back yards of Point Lobos approx. 240' quote 6804
5. Afternoon rain

Thursday:

1. Maintenance as scheduled in Single family section
2. Removal of any fallen branches and debris
3. Irrigation - Burial of wire along the back yards of Point Lobos approx. 240' quote 6804
4. Afternoon rain

Friday:

1. Completion Maintenance as scheduled in Single family section
2. Spraying pool deck and bedding areas for weeds
3. Irrigation - Burial of wire along the back yards of Point Lobos approx. 240' quote 6804
4. Final walkthrough to assess overall site conditions and address any immediate concerns

Adjustments Made:

1. Due to the rain on Wednesday and Thursday certain tasks were rescheduled to ensure that the quality of our work was not compromised. We focused on tasks that could be completed without delay and ensured that all rescheduled activities were finished by the end of the week.

We appreciate your understanding regarding the schedule adjustments and are pleased to report that all essential services were completed. Please let us know if there are any specific areas you would like us to focus on in the coming weeks.

Thank you,

Kisha Wagner
General Manager Montecito CDD