

Good afternoon, Montecito Board of Supervisors,

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

Thank you for your time and dedication to Montecito CDD. It's my pleasure to be a part of this beautiful community. Below you will find a weekly (8/26 - 8/30) recap, suggestions, and Rusty's report (highlighted).

- AM and PM Community Drive through – 3 parking violations (PHOTOS ATTACHED)- I noticed that the photo process was not correct. However, moving forward, I will make sure to follow it correctly.
- Observed items placed on CDD property grass by residents. Currently addressing this by communicating the CDD rules and regulations, emphasizing the importance of keeping the grass clear to prevent damage. (PHOTO ATTACHED)
- Daily pool maintenance – Brevard Pools maintains the pool daily from 7:00am – 8:30am. Cleaning and making sure that chemicals are in balance.
- To ensure pool chemicals remain in balance, testing is done in the afternoon by Kisha during the week and Victor during the weekend.
- Meeting with Rusty – Discovered wasps and bees in the three shrubs in the playground (PHOTOS ATTACHED). Quote for shrubs removal and replacement requested.
- Contacted Sonitrol to request servicing of the emergency panel, which has been triggered every 24 hours. The technician was on-site on 8/28 and will return on 9/5.
- Pedestrian Gates quote has been approved. Contacted vendor to schedule a date for repair. Was Informed that he is currently out of state and will be back on 9/3. In the meantime, he will be emailing a service agreement for review.
- Actively working on getting a third bid for fountain repair/ replacement. – Contacted FL fountains and am expecting a call back by September 2nd to schedule a visit.
- Contacted Frank Rossi at Modern to arrange servicing for the security surveillance cameras. The DVR hard drives are currently on backorder, with an expected arrival date between 8/29 and 8/30.
- Promptly responded to all tickets, ensuring that each one was addressed and resolved within a 24-hour timeframe. Additionally, I observed an influx of spam tickets.
- Insight (Angie) REPORTED west controller section down on 8/26.

- The meeting schedule signs need to be replaced as they currently do not display any upcoming or future meetings. (PHOTO ATTACHED)
- Identify broken bench located on East side of Shearwater main gate – placed caution tape to prevent any accidents. Will work on getting bids for repair. (PHOTO ATTACHED)

**** GM SUGGESTIONS:**

I propose the replacement of the current playground equipment and flooring. After a thorough inspection, it has become evident that both the equipment and flooring have deteriorated significantly and no longer meet the safety and usability standards required for our facility.

Current Condition:

1. **Playground Equipment:** The existing equipment shows signs of wear and tear, including rust, loose bolts, and faded paint. Some components are outdated and do not comply with the latest safety regulations.
2. **Flooring:** The playground flooring has multiple cracks and uneven surfaces, posing a tripping hazard. The cushioning effect has diminished, increasing the risk of injury from falls.

Recommendation:

To ensure the safety and enjoyment of our playground users, I recommend the following actions:

1. **Replacement of Playground Equipment:** Install new, modern equipment that meets current safety standards and provides a variety of activities for children of all ages.
2. **Replacement of Playground Flooring:** Install new, high-quality flooring that offers adequate cushioning and is durable enough to withstand heavy use and weather conditions.

Next Steps:

NOTE: I will begin the process of obtaining quotes from various vendors for both the equipment and flooring. This will include detailed specifications and cost estimates.

Please note that seeking these quotes does not commit us to any particular vendor at

this stage. It is merely to gather information and compare options to make an informed decision.

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 Jim/Betsy Townhomes-HOA

CDD - Noted areas along the pool fencing, roundabout, front entrances and front hedge by the club house for detailing.

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:

- Maintenance as scheduled in Townhomes
- Sprayed the fence line on Carlsbad with weed/grass killer as the grasses from the Vue properties are growing under the fence.
- Removal of any fallen branches and debris
- Irrigation - Completed Burial of wire Zones 25-26 off the club house controller approx. 160' quote 6803 / Researched outage on West controller.

Thursday:

- Maintenance as scheduled in Single family and Clubhouse sections
- Removal of any fallen branches and debris
- Irrigation - Completed burial of wire along Zones 88-89 off the west controller approx. 100' quote 6987. Completed burial of wire along Zones 56-58 off the west controller approx. 115' quote 6845.
- Irrigation - Repaired the 2-wire outage off the west controller.
- Received an email from Betsy and Jill asking to trim the shrubs back under the house plate numbers on 12 individual townhomes
- Trimmed hedges around a/c units on Redondo

- Detailed along the pool fencing, roundabout, front entrances and front hedge by the club house

- Afternoon rain

Friday:

- Sent quote 7137 for approvals to bury the wire from the west controller outage.

- Detailing the townhomes along Montecito and Carlsbad as well as the 12 homes called out from Betsy and Jill email.

- Final walkthrough to assess overall site conditions and address any immediate concerns

Adjustments Made:

- No scheduled adjustment for this week.

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