

**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 (9/14 – 9/20) recap, and Rusty's report (**highlighted**).

CLUBHOUSE

- ❖ Complete Air & Heat identified that the evaporator coil needs to be replaced. The quote has been approved by DM, and service will be done 9/25.
- ❖ Two lightbulbs replaced.
- ❖ Janitorial service was done.
- ❖ Gym equipment cleaned and inspected. No issues found with the equipment.
- ❖ No leaks were found in the bathroom or kitchen.
- ❖ All kitchen appliances are working properly.
- ❖ Furniture is dated but not broken or ripped.
- ❖ Emergency Control Panel – waiting for parts to arrive.
- ❖ Side doors are working properly. Main door is sticking or not close properly unless force is used. The heat is causing the door to swell. THIS IS NOT A SAFETY ISSUE. If no change occurs when the temperature decreases, the door will be slightly sanded and sealed to avoid this happening in the future. NOT GUARANTEED!

POOL / POOL AREA

- ❖ Hornet nest found. The vendor will be on site to remove and treat on Monday, 9/23.
- ❖ The shower was inspected after multiple tickets were received about an alleged leak. No issues were found. (PHOTOS ATTACHED)
- ❖ Bathrooms cleaned. No plumbing issues found.
- ❖ Water tested. Contacted vendor about pool not cleaned on 9/20.
- ❖ Gates working properly.

MEETINGS

- ❖ Community drive through with Rusty and office meeting to discuss all items found and what course of action will be taken.
- ❖ Meeting with DM

PLAYGROUND

- ❖ Email blast sent to all listed residents regarding the playground closure.
- ❖ Caution tape was placed to block the entrance, on 3 occasions. Unfortunately, residents continue to rip it. (PHOTOS ATTACHED)

COMMUNITY

- ❖ AM & PM drive through. Five vehicles were ticketed. 1 expired tag, 3 overnight parking and 1 unauthorized commercial vehicle. (PHOTOS ATTACHED)
- ❖ Broken bench had 1 ½ slats taken and caution tape removed. (PHOTO ATTACHED) Victor will attempt to remove the bench to avoid further damage until this is fixed.

- ❖ Discovered sinkhole between 59 & 123 Palos Verdes. A traffic cone has been placed temporarily until repairs are done. **This issue is being monitored multiple times a day.** (PHOTOS ATTACHED)
- ❖ The screws have been removed from the latch gate in Shearwater. It appears that the latch was forcefully struck and broken. (PHOTOS ATTACHED)
- ❖ “Royal Palm” located at the front entrance has been removed. (PHOTOS ATTACHED)
- ❖ Residents have reported that the fountain lights on Lake Coquina have remained on. Due to limited vendor availability, a technician will be sent to adjust the timer on 9/21.
- ❖ 13 service tickets were received. All landscaping concerns have been reported for immediate attention. Non-landscaping tickets have been addressed and some have been resolved. The unresolved issues are due to vendor availability.
- ❖ 4 streetlights at Rodondo Drive are out. Will contact a vendor for repair as soon as possible. (PHOTOS ATTACHED)

QUOTES

- ❖ Fountain – This project has been approved. However, two issues have arisen:
 1. The company is no longer in partnership with the one that provided the proposal.
 2. If we proceed with this quote, Solitude will not service the fountain.

I am currently working with Solitude to explore different options and find a price and quality match.

- ❖ Shrub removal – NOT RECEIVED.
- ❖ Meeting schedule with 3 landscaping companies to gather proposals. This is not to replace ProGreen but to be prepared since he mentioned possible changes within his company.
- ❖ Playground – in process.

PROGREEN \ RUSTY

Report not received.

Thank you,

Kisha Wagner
General Manager
Montecito CDD