

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 (9/28 – 10/4) recap and Rusty’s report (highlighted).

WEEKLY REPORT

- Clubhouse interior and exterior were checked. No issues found.
- Pool balance testing was done by Brevard Pools.
- AM & PM drive through. Two parking violations this week. (PHOTOS ATTACHED)
- Vendors follow ups. (Solitude and Sonitrol)
- Meeting with Rusty.
- Service tickets - promptly responded to all tickets, ensuring that each one was addressed and resolved within a 24-hour timeframe.
- Streetlights have been replaced.
- Fountain light timer has been adjusted. Issue resolved.
- Clubhouse and pool area cleaned.
- Fitness center have been cleaned.
- Clubhouse A/C coil replaced.
 - *The A/C coil in the clubhouse has been replaced. The vendor had to use a welder machine during the process, which triggered the fire alarm and automatically notified the Fire Department. Fortunately, no damage was caused to the building. For safety reasons, all entry access panels were deactivated, and the doors remained open for 24 hours to ensure easy evacuation.*
- Meeting information posted on the CDD billboards.

- Met with Rod from Solitude to ensure all fountain boxes are working properly.
- Monthly report submitted to the District Manager.
- All lakes have been treated for aquatic algae and shoreline weeds by Solitude.

Pending service / repair

- Fountain replacement – Approved. Vendor is waiting for parts.
- Pedestrian gates – on hold.
- ProGreen quote received – Submitted to the DM.
- Playground equipment and flooring replacement – Quotes in process. Based on the information gathered so far, the project cost will be approximately \$75k.
- Sonitrol – waiting for parts to replace the control panel.

CONCERNING AREA: **Shearwater sidewalk has been significantly damaged by tree roots, causing the concrete to break and elevate by about 4-5 inches. This not only poses a safety hazard for pedestrians but also indicates that the tree's root system is aggressively expanding. Stef has been contacted for suggestions. Contacted the city to see if they can make the necessary repairs. (SEE PHOTOS)**

ProGreen / Landscaping 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 - Discussed the staffing changes for servicing the community. Starting Monday, 10/7 we will have four crew members assigned to the property daily to provide comprehensive landscape services. This team will focus on maintaining all

key areas, including lawn care, detailing, spraying bed areas, and addressing any immediate needs. With a dedicated crew on-site, we aim to ensure consistent, high-quality service and address any issues promptly to keep the property in excellent condition moving forward.

Wednesday:

CDD

- Maintenance as scheduled in Townhome / Clubhouse section
- Removal of any fallen branches and debris from storm

CDD

- Removal of Royal Palm Stump at the Shearwater Entrance

Thursday:

CDD

- Maintenance as scheduled in Single family section
- Removal of any fallen branches and debris
- Conference calls with Beth and Betsy regarding staffing changes

Friday:

CDD

- Installed new shrubs at the front entrances
- Reduced irrigation at the front entrance planters to 2x per week.

Thank you,

Kisha Wagner
General Manager
Montecito CDD