

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 (9/07 – 9/13) recap, suggestions, and Rusty’s report (**highlighted**).

- + AM & PM Community drive through – No parking violations this week.
- + Vehicle main gate has been serviced. (Under warranty) It was not closing.
- + CDD Meeting
- + Revised pedestrian gates quote. ***
- + Meeting with Rusty to discuss landscaping weekly plan and identify affected areas.
- + Brevard Pools serviced the pool in the afternoon due to a schedule route change.
- + Tested pool water in the AM to ensure chemicals are in balance.
- + Monitoring pool activity to ensure policies and procedures are being followed.
- + Two American flag replacement has been purchased. Receipt will be submitted to SDS. (Sylvia)
- + The Sonitrol emergency panel located in the clubhouse has not been fixed. The vendor is still waiting for the parts to arrive.
- + Five service tickets were received. All landscaping concerns have been reported for immediate attention. Non-landscaping tickets have been addressed and resolved.
- + Reported fountain light on located in Lake Coquina. Solitude tech schedule
- + Found a leak coming from the A/C located in the clubhouse, gym area. The vendor arrived to service the unit immediately. **Complete Air & Heat Diagnostic:** replace evaporator coil out of warranty. blower seems OK, coil is plugged up enough that it is holding water in the pan instead of letting it drain. do not recommend cleaning. coil is in rough shape.
- + 3 in-person meetings with residents.

Pending QUOTES:

- + Broken bench
- + Clubhouse A/C – \$2,873.00
- + Playground equipment
- + Playground shrubs removal
- + Clubhouse furniture
- + “No parking” sign (**Paradise Quote**)
 - Sign \$105.00
 - U-Channel \$70.00
 - Delivery \$125.00

- Setup Fee \$35.00

Home Depot price

- Metal Sign \$9.55
- Lifetime steel post \$37.02
- Delivery \$FREE
- Setup \$FREE



***** Secure Fence Pedestrian gates QUOTE – DETAILED – Total \$6,578.00**

**** GM NOTES****

1. Gate installation (Redondo Drive) – suggested
2. Shotguns closer (5) - \$700.00 each – suggested only for busy traffic areas (Shearwater)
3. Knobs replacement (5) - \$100.00 each (non are broken) NOT NEEDED
4. Padding for all gates - (This can be done in house) **Approx. \$60.00 for a 50 ft. roll.**
https://www.grainger.com/product/EPDM-Neoprene-SBR-Strip-Flame-420C43?opr=PDRRDSP&analytics=dsrItems_6YLW1

GM Suggestion:

- “Keep gate closed” signs should be installed on each pedestrian gate. **Victor can install.** <https://www.amazon.com/Faittoo-Reflective-Aluminum-Protected-Resistant/dp/B0B2CR3NTF?th=1>
- Switch broken bench for the bench located in the playground.

ProGreen Report - Rusty

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.

The property has received 5.3 inches of rain since Monday 9/9/24. The irrigation is currently off due to the amount of rain and is scheduled for a next operation on Sunday per Insight.

Tuesday: Site visit with Kisha - CDD

CDD -Noted areas along the front entrances that needed to be sprayed especially where the benches are present. Ficus shrub areas along the front wall that need additional trimming. An easement area along Montecito between the townhomes that the curbing material has been disturbed and needs to be reset.

Wednesday:

CDD:

- Detailed along Redondo Townhome section due to morning rain.
- Mowed easement areas in the afternoon.
- Attended the CDD Board Meeting presented two proposals for boards consideration. Removal of dead Royal Palm at the Shearwater Entrance - Approved and Plant and Mulch quote for the Florida Friendly Project - Tabled.
- Removal of any fallen branches and debris
- Morning rain

Thursday:

CDD:

- Detailed South section of Ventura Townhomes easement sections due to morning rain showers and grass areas to wet.
- Irrigation wet checks in the Single-Family Section
- Removal of any fallen branches and debris

Friday:

CDD:

- Mowed remaining CDD areas in the townhome and single-family sections with two crews.
- Sprayed areas along the front walkway and detailed the Ficus shrubs along the south wall.

We appreciate your understanding regarding the changes in this week's schedule due to the crews being impacted by multiple morning rain showers on Wednesday and Thursday.

Thank you,

Kisha Wagner
General Manager
Montecito CDD