

Montecito CDD

208 Montecito Drive, Satellite Beach, Florida

321-777-9460

General Manager: Kisha Wagner

General Manager Summary Report

Projects / Updates

ProPlaygrounds: vendor #1

- **Playground:** GFP recycled play structure. (Composite) Install 2600 square feet of poured in place rubber surfacing, with a 50% color tpv and 50% black tpv over an aggregate rock subbase. Install 40 tons aggregate subbase for additional space. Removal and disposal of existing play equipment and rubber surfacing.
 - \$141,081.21 - Custom Playground GFP Model 30000-M3
 - \$165,219.84 - Custom Playground GFP Model 30099
 - \$141,473.89 - Custom Playground GFP Model 30125
 - \$147,945.39 - Custom Playground GFP Model 30279

Playground Boss: vendor #2 do not carry composite play structure. However, they work with a more resistant material.

- \$141,555 - **45ft x 31ft** Powder-coated steel equipment designed for durability and corrosion resistant, making it suitable for use in coastal environment near the ocean.

- \$147,194 - **45ft x 33ft**

- **Lakes and Fountains:**

- All ponds have been treated for aquatic algae and shoreline weeds.
- All timers were set to the correct times.

- **Fence replacement around pump station #2: QUOTES**

- **Superior Fence & Rail**

- \$4,850.59 – 4ft SS Standard Gate, Standard Latch, 5 - PVC/Aluminum - Flange Mount and 500 - Replace 6 pickets.

- **Mossy Oak Fence**

- Waiting for quote. Followed up 12/27/2024.

- **Vehicle gates:** Both gates serviced on 12/24.

- **South Patrick:** Primary operator arm, motor brushes operators and sensor switches replaced. Missing warning signs installed.
- **Montecito Drive:** Sensor beams, and limit switches entrance primary operator replaced.

- **Pool and Pool area:**

- Four Separation Tanks on Hurricane Pad and Two Jandy replaced.
- Main Drain Grate with CPSP and FDOH installed.

- **Street lighting and Poles:**
 - Gault Electric: A service ticket was submitted on 12/12, admin stated that their bucket truck is in the shop. Followed up with an email on 12/17 am and a phone call. No response.
 - Contacted FSG Lighting for a quote. Requested an inspection of approximately 45 streetlights to identify any that are not functioning.
- **CDD Community Areas:**
 - Void on Palos Verde has been inspected, filled and patched. No leaks or damage found.
- **Clubhouse special event:**
 - 12/14 – Completed.
 - 12/15 – Cancelled.
 - 12/18 – Completed.
 - 12/28 – Cancelled.

Ticket System

All CDD issues must be submitted through the tickets system by visiting the district website: www.montecitocdd.org

GM Suggestions

- **Pet Owners - DNA pet waste management systems:** Registering pets' DNA, communities can identify and hold accountable those who neglect to clean up after their pets. This not only encourages responsible pet ownership but also helps reduce the spread of diseases and keeps parks and sidewalks clean for everyone to enjoy.
- **Parking rules:**
 - **Contracting Enforcement Services:** CDDs can contract with private security firms or local law enforcement agencies to patrol the community and issue citations or warnings for parking violations.
 - **Towing Services:** For persistent violations, CDDs can arrange for unauthorized or improperly parked vehicles to be towed. This is done in accordance with Florida Statute 715.07, which outlines the procedures for towing vehicles from private property.
 - **Fines and Penalties:** CDDs can impose fines on residents who repeatedly violate parking rules. These fines can be added to the resident's CDD assessments or collected separately.