



**COMMUNITY ASSOCIATION MANAGER'S REPORT
--DECEMBER 2018--**

BUILDING MAINTENANCE:

- SOME OF THE GARBAGE CHUTES HAD TO BE ADJUSTED OR NEW CLOSERS INSTALLED SO THEY WOULD CLOSE PROPERLY.
- ALGAE WAS TREATED IN THE FRONT OF B-VILLAS ON THE SIDE WALLS GOING UP TO THE ROOF.
- THE PROPANE GRILL WAS CHECKED AS IT WAS NOT LIGHTING OR HEATING PROPERLY - THE BATTERY FOR THE AUTO IGNITER WAS IN BACKWARDS - WHEN FIXED THE GRILL STARTED AND HEATED TO 700 DEGREES.
- SEVERAL WASPS NESTS WERE DISCOVERED AND TREATED AROUND THE PROPERTY.
- CLUBHOUSE PICKETS WERE RE-SECURED ON THE STAIRWELL RAILINGS.
- THE MIRROR COMPANY HAS RE-SCHEDULED THE INSTALLATION OF THE MIRROR IN ORDER TO VERIFY THE OPENINGS FOR THE CALL BUTTON. SUBURBAN WAS HERE THURSDAY TO PROVIDE THAT INFORMATION.
- NO PARKING ANYTIME SIGNS WERE ADDED ALONG THE TRAIL AREA OF THE PROPERTY AND A PRIVATE PROPERTY SIGN ADDED TO THE CAR WASH AREA

LANDSCAPING:

- DUE TO THE HIGH LEVELS OF ALGAE IN THE ENTRANCE POND, SOLITUDE LAKE MANAGEMENT WAS CALLED BACK OUT TO PROVIDE ADDITIONAL SERVICES TO ASSIST IN BREAKING IT DOWN. THE WARM WEATHER AND LACK OF RAIN LEADS TO THE ALGAE BUILD-UP. THE FOUNTAIN HAD TO BE OFF AT THE SAME TIME FOR THAT REASON.

EQUIPMENT SERVICE/INSPECTIONS:

- ELEVATOR INSPECTIONS WERE RE-DONE AFTER CORRECTING THE SMALL LIST OF ITEMS FROM THE LAST REPORT - ALL PASSED AND NOW HAVE STATE CERTIFIED CERTIFICATES. WE ARE IN 100% COMPLIANCE NOW WITH THE NEW ELEVATORS.
- POOL HEATERS WENT DOWN - SYMBIONT WAS CALLED OUT AND REPAIRED THE SAME DAY. THE AC IN D-TOWER ALSO WENT DOWN AND WAS REPAIRED IN A COUPLE OF DAYS. A FIRE SPRINKLE TEST LED TO A LOOSE CONTROL VALVE CAUSING IT TO DRIP AND SET OFF A SENSOR TWICE OVER A WEEKEND IN EARLY DECEMBER - THE SENSOR WAS REPLACED AND THE PACKING'S ON THE VALVE WERE TIGHTENED AND IT IS NO LONGER LEAKING. ALL SYSTEMS ARE ON-LINE. A FOLLOW-UP REPORT IS PENDING FROM PIPER'S INSPECTION - ALTHOUGH HE TECHNICIANS REPORTED THERE WERE VERY FEW ISSUES.

MISC. INFORMATION:

- ALL PHASE PARKING HAS SENT IN A MAP OF THE AREAS THAT WILL BE WORKED ON AND WITH THE DATES - COPIES ARE IN THE PACKET AND WILL BE POSTED ON THE PROPERTY. THE DATES FOR WORK ARE AS FOLLOWS: ASPHALT REPAIRS SET FOR 12/19 (THESE WILL BE SMALL SECTIONS WHERE THE ASPHALT NEEDS TO BE REPLACED. THEN THEY WILL SEALCOAT HALF OF THE PROPERTY ON JAN 7-8 AND THE SECOND HALF ON JAN. 9-10. NOTICES WILL BE POSTED CLEARLY FOR THE WORK.
- THE CENTER FOUNTAIN HAS BEEN ORDERED AND WILL BE INSTALLED SOMETIME AFTER THE NEW YEAR MOST LIKELY. IT IS LIKE THE ENTRANCE FOUNTAIN. THE SOUTH POND WILL GET ON ORDERED IN A FEW MONTHS DOWN THE ROAD.
- NEW POOL HANDRAIL COVERS WERE ORDERED AND INSTALLED BY CLEAR-TECH. WIND GUARDS WERE ALSO INSTALLED AROUND THE POOL FENCING.