

September 2020 CDD Operations & Maintenance Updates

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- Coordinated 2 community and 2 private clubhouse events.
- Investigated 0 intruder alarms and 1 trespass issues.
- Issued 1 trespass letter and 0 trespass window flyers.
- Set up 8 new resident MyEnvera accounts.
- Worked with vendor on Emergency gate motor issues. Awaiting quote for replacement.
- Replaced rusted bolts on emergency gates to removal pins for easier manual operation if needed.
- Continued work with Hoover Pumping on low pressure issues in irrigation system.
- Hoover cleaned irrigation system filters, adjusted inlet pipe for improved water quality.
- Added 3 residents to marina wait list.
- Worked with resident gate remote vendor on continued communication and power issue with resident gate entry system.
- Contacted Manatee County Sheriff's Office for additional police traffic enforcement.
- Landscape vendor repairs to Natalie Way irrigation and shrubs due to heavy rains and flooding.
- Plumbing repair at marina Slip #1 hose connection.
- Executed 1 new marina lease and 3 renewals.
- Lake aerator compressor replaced.
- Replaced several photocells on street lights and one bulb.
- Investigated with engineer a possible water leak at south end of Key Largo parking. Monitoring to determine source.
- Continued sanitation procedures for pool, clubhouse, fitness center, restrooms for COVID-19.
- Quote approved for sidewalk power washing to be scheduled in October.
- Replacing bulbs in LED lights along marina trail. Worked with vendor to determine new replacement bulb type as current bulbs no longer available.
- Replaced motion sensor light switches in restrooms.
- Worked with vendor on quote for palm tree trimming on CDD areas (last done in March 2018).

Upcoming Maintenance/Projects Scheduled/Pending:

- Requesting site visits and quotes from vendors on pool interior coating.
- Requested quote for clubhouse eaves, porch rails, porch, cabanas and pool deck power washing for early November.
- Clubhouse emergency light batteries or wiring faulty so investigating issue.
- Researching water supply to marina.