

Pineapple Plantation HOA

Managers' report January 24, 2023

Mike Pirelli, LCAM

Landscape & Common Area:

- Hurricane tree limb fell onto meter panel at pond near Fetterbush and Sunflower. Alt Electric repaired panel. Waiting for FP&L to replace meter.
- Trees; Trees in F/O 2260 NW Windemere have been replaced. Tall Pine and installed new ones in January.
- Surface contracted to repair 8 raised sidewalks along Windemere Dr. Four sidewalk panels will have to be replaced entirely and will be scheduled; other repairs completed.
- Landscape by MPM of South Florida is working satisfactorily, grass cutting will change to bi-weekly cutting as per contract. They will submit a proposal to clear around all property fencing.

Wetlands and Preserves:

- Hoover controls serviced pumps this month and are monitoring systems, all working with no problems.
- Bubblers at the lakes on Windemere are working correctly with the exception Fetterbush Pond due FP&L delays.
- Containment areas are now more than half full.
- Irrigation functioning normally maintained by Coastal Irrigation. Various areas of browning are being addressed. No major main line breaks in system this month
- **General:**
 - Holiday lighting was removed.
 - Reserve study by Frazer Inc. has started with engineers complete and reports sent to Board members, Plan of action in progress.
 - Road sinkage in the area of Windemere North of Sunflower across from lift station will be repaired by Martin County Utilities shortly
 - *Tot Lot Project:* Rachel to report. Site vandalism reported to
 - *Document updating:* Karl to report.
 - *Gators:* No reports this month
 - *Communications:* Information email addresses are now at 396. **All verified as being in the active data base!**

Emails to residents:

Tot lot equipment vigilance

- Clean up after pets.
- *Website notices:*
- Tot lot equipment delivery
- Clean up after pets.
- Irrigation testing days for testing only.

- Homeowner communications via Phone and E-Mail promptly replied and attended too.
- **Meetings with owners and Board members as required**
 - ***Phone calls 7 per day, Email 6 per day, messages 8 per day on average. Resulting in visits to homeowners 2-3 per day.***
- Inspections and violations resulted in letters sent for dirty roofs
- All permits, licenses, and registration up to date.

Respectfully submitted: Mike Pirelli, LCAM