

Pineapple Plantation HOA

Managers' report February 22, 2023

Mike Pirelli, LCAM

Landscape & Common Area:

- Hurricane tree limb fell onto meter panel at pond near Fetterbush and Sunflower. Alt Electric repaired panel. FP&L has replaced meter operation is normal.
- Surface MD canceled for non-performance to repair raised sidewalks along Windemere Dr.
- Florida Sidewalk Solutions has been selected to repair sidewalk; Repairs expected within 7-10 days.
- 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 at BOD meeting.

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.
- 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:

- Responded to owner request to review records and documents.
- Media meeting with playground committee and Pro-Playgrounds.
- Reserve study by 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 and Karl to report.
- *Document updating:* Karl to report.
- *Gators:* one (1) report this month R/O Water Lily
- *Speed limit sign installed at Pines entry*

Emails to residents:

Tot lot equipment vigilance

- Clean up after pets.
- *Website notices:*
- Tot lot equipment delivery
- 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