

PINEAPPLE PLANTATION POA

MONTHLY MANAGEMENT REPORT

July 26th , 2023

MANAGER: KEVIN BEERS, LCAM

<u>DISTRIBUTION:</u>	<u>TITLE</u>	<u>METHOD</u>
Karl Chalupa	President	(E)(H)
Kevin Sullivan	Vice President	(E)(H)
Ron Marcucci	Treasurer	(E)(H)
Bill Wah	Secretary	(E)(H)
Greg Timmer	Director	(E)(H)

Method of distribution: Fax (F), E-mail (E), Mail (M), Hand Delivered (H)

I. **ADMINISTRATION:**

- Respond to Residents email & calls, provide information requested.
- Updated residents' emails on TOPSONE to receive emails.
- Website Updates and Postings
- Responded to residents regarding violations.
- Followed up on Royal greens refund.
- Processed 7 ARB forms.

II. **Meetings:**

- Met with Thomas from MPM & Ron to go over 3 parcels of common area that had been excluded from his scope of work.

III. **BIDS AND PROPOSALS:**

➤ **Lake & Preserve Maintenance**

- Solitude
 - Solitudes initial proposal came in at a total of \$116,688.00 or \$9,724.00 per month after speaking with Kevin Murray from Solitude and requesting he restructure his bid to account for the decrease in the amount of work following year 1 he came back with a bid of \$110,268.00 or \$9,189.00 per month. This bid came in higher than any other bid, but it includes a much higher level of service.
- Aquagenix
 - Aquagenix initial bid came in at \$111,888.00 for the first year of service then \$93,000.00 for the years following this would cover the lakes and preserve. Although still high, it was discovered that Aquagenix was bidding on 146 acres of preserve and wetlands but between Ron and I's research we should only have 88 acres. Aquagenix has since been sent a accurate map and is resubmitting their bid and I anticipate that should lower the bid somewhat significantly.
- Lake & Preserve Maintenance Inc.
 - This bid is from a smaller company and it initially came in at \$31,200.00 but due to the lack of detail in this proposal I suggest it not be treated as a legitimate bid until additional information is gathered. The proposal does not have a referenced amount of acreage, no detail on reporting, and a very vague scope of work. After this bid is clarified and resubmitted, I would anticipate an increase.

Recommendations for Board Review:

- Lake & preserve Maintenance proposals.
- Coastal Irrigation Investigate bubblers in ponds.

IV. CURRENT OUTSTANDING ISSUES:

- Bubblers in ponds – Contacted both Coastal & Hoover inquiring about the bubblers and neither had any record of them. I believe there are only bubblers in lakes 3 & 4 but Rob from Coastal said that he could investigate 386386it and potentially add bubblers to the lakes that don't have them as well as service them.
- Irrigation in common areas.- The Irrigation map has been sent to Coastal waiting on drier conditions to inspect.

V. REPORT ON ITEMS OF IMPORTANCE:

Property Inspection/Onsite:

- Met with Joe Hanaway to install new dog waste station.
- Investigated basin on Windemere side near Waterlily.
- Met with Ron to assess areas in need of mulch for mulch proposal.
- Issued garbage violations.
- Positive results on roof and driveway cleaning
- Met with the homeowner on 717 Waterlily to investigate damage done to patio / pool.
- Issued violations for RV/trailers in driveway.
- Investigated violations regarding damage to common property.