

September Report

Administrative

- 53 Phone calls with residents Board members & vendors.
- 72 Emails with residents Board members & vendors.
- Assisted 2 residents with receiving mass emails from TOPS.
- Reviewed the draft rules & regs with Ryan W.
- Addressed a late fee applied to 717 Waterlily with the board the resident had requested that the late fee be removed, and the board approved waiving the fee.
- Addressed 2 Violations with a homeowner regarding debris in common property and unsubmitted ARB forms
- Addressed the damaged sod on Waterlily

Repairs & Maintenance

- Corresponded with Rob regarding various irrigation repairs such as the irrigation pump.
- Investigated the aerator pumps with Ron (how many the POA has and where they are and if they work)
- Requested that Rob evaluate the aerator pumps and requested a price to repair any of the pumps that aren't working.
- Hole at Windemere & Fetterbush has been repaired.
- Requested Rob bypass rain sensor on Hoover pump

On-site Visits

- Investigated vine covered pine trees near Windflower.
- Met with the two team leaders from Solitude along with Brian from SFWMD to go over the expectations for the service of the wetland & upland preserves.
- Investigated a potential homeless sight reported by MPM.

- Did a full drive through the property with Ron and 2 representatives from Brightview for their tree & mulch proposals
- Investigated the reclaim water pond to attempt and see the aerators spotted from appraiser site.
- I participated in the ride along with Solitude and SFWMD to provide navigational assistance.
 - It was discovered that being that the vine covered tress near Windflower were not dead Brian did not believe that they should be cut down but did agree that the vines should be treated.
 - The wetlands & uplands were pretty evenly out of compliance throughout the development.
 - A large majority of the trees by the entrance to The Pines that run parallel to Jensen Beach Blvd are invasive and should be removed.

Bids & Proposals

- Requested that once Rob investigates all the aerator pumps if he could provide a maintenance agreement.
- Requested Rob provide his rate for 2024.
- Requested Rob provide a price for adding irrigation to the common areas that may be lacking. (this had already been requested but due the amount of rain he has not been able to provide it)
- Started researching companies to repair/straighten street signs.
- Inquired with Brightview to provide a bid for mulch.
- Inquired with Brightview to provide a bid for tree trimming
- Inquired with MPM to provide a bid for mulch

Violations

- (13) 2nd violations waiting for fining procedures

- (27) open violations total
- (10)-dirty roof
- (12)-dirty driveway
- (1)-lawn/sod (this will go to 2nd notice considering the pool work has been completed)
- (2) debris/trash
- (1) ARB (I saw this address submit an ARB for waiting for the committee's consensus)
- (1) RV/Camper