

# August Property Manager Report

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## Works in progress

1. Work orders for the month of July totaled 90, most work orders for the month of July were irrigation or landscape related many irrigation construction related.
2. The water spigot and drinking area is one step closer to the finished product, we have added landscape and now still have a drinking fountain to install to complete.
3. Parking lot lights repaired as needed.
4. Replacement of Chateau lighting deficiencies completed as needed with lift to get all bulbs.
5. Continue to work with Lee to develop a solution to the location of the snow removal equipment for the winter season to keep the parking lot unobstructed for the busy Holiday Season. Pulte has contacted Hittle and advised they need to find an alternate Location.
6. I met last week with a vendor to get a bid proposal to install solar film on the swimming pool area windows as well as replacing all the curtains in the pool area.
7. We continue to do people counts in the pool area to monitor participation; this is done every thirty minutes from open to close as well as doing total Chateau counts at 6:30, 7:30, and 8:30 pm. daily.
8. We will be having a structural engineer evaluate the Chateau; this will include structure, electrical, mechanical including the pool and pool area. This should start in the next couple of weeks.
9. Ponds will be mapped for depth and compared to original specifications to evaluate how much silt is flowing into the ponds, during construction etc.; we will share that data as soon as it is available.
10. Creating a list of line items from the governing documents to recommend to the AC for permanent change. These would include items that are outdated, not applicable, not monitor able or is not Homeowner friendly. I have started this ongoing list and communicate to Jim Miles during our Thursday meetings.
11. Algae continues to be a challenge, with the heat and no rain, we are still on the treatment schedule but need a hard rain to help sink the algae. I have communicated to homeowners that we are following up on the condition and treatment.
12. Have 1 fountain removed for repair on pond L (back Mondavi) and one not working on pond C (Winery way). All needed repairs have been submitted to Vendor for follow up.
13. All signing deficiencies have been communicated to the vendor for correction including the renaming of the short entrance road off 126<sup>th</sup>. to Barbara Way. Should be complete by weeks end.

14. Currently doing some follow ups to help the contract bid process and budgeting for 2017, including contacting utilities for projected rate increases, working with Pulte to see how many new fountains and ponds will be completed for service.
15. Brad Bryant is working with Hittle to keep as much of the common area irrigation repaired and functioning as possible with water lines being damaged in the new pond area and Cyntheanne Road widening project and 126<sup>th</sup> street gas line installation.
16. We will have the parking lot crack sealed again this year as well as restriped, this will be scheduled for September/October.

## **Work completed or in progress**

1. Work has been completed on NW corner of the fence on the tennis courts.
2. Repairs and corrections for water drainage for the tennis courts, walking path, and pond next to the parking lot has begun and will continue over the next week. Work is scheduled to be completed by Pulte Vendor Velinti-Held.
3. Many of the dead trees along the brim along Atlantic Road and Del Webb Parkway have been replaced; Trees continue to be replaced along brim on Cyntheanne and common areas.
4. The two fountains out on the back pond behind Haywood Street, has been identified and are back in service.
5. We have hired a new cleaning company to improve the finished product as well as consistency, although we have had small improvements we continue to strive for greater results on a consistent basis.
6. Investigation of water pressure for the water falls is still ongoing, Brad and Joel spent 3 days repairing on the water falls concentrating on the following:

Filling cracks

Readjusting the flow direction of the water

Ensuring all the water is going over the falls

The next step is inspection of the pumps for water pick up blockage, would like to complete inspection by the end of the month.

7. New Bank and Homeowner follow up continues. I have communicated updates and placed information on the Portal.