

VMM Meeting, 14 Apr 2021

Lawn Condition:

1. When will lawn SOD Installations be done this year? Looking at end of May beginning of June.

a. What grid is being done this year? Last year we did homes North of the Parkway, so this year will be homes South of the Parkway

b. Can HOA directors participate in the identification process this year? Absolutely!!! 2-3 committee members and myself can take a drive and evaluate the sod and get our list together.

2. What is the Weed and Fertilizer Application Schedule? Twice a year. May and October.

Several lawns are being overtaken by weeds. If people are having an issue especially if they have moles or some other critter damaging their grass they should let us know as we can have our pest maintenance company spray when they come to treat the common areas.

3. What is the process concerning correction of Landscape/Carport Clutter/Exterior Siding Condition (Power Washing) deficiencies?

Letters Sent, Actions Taken, Fees? Not clear in the Rules and Regulations

1. Letter one – nice
2. Letter two – warning
3. Landscape issues are then set to either CBD or to vendor for correction.
4. Pressure wash, item removal official rule violation
5. File for eviction

Lawn Care:

4. Can Lawn Care Equipment be staged in an area other than the Auditorium Parking lot, especially overnight? We really don't have another location right now as we are trying to get the yard waste area emptied to increase rv storage area. In that expansion we can make an area for them.

5. Can Lawn Care personnel leave the park at the end of their work shift? Absolutely

Not stay and eat and drink in the parking lot into the night and leave debris and food. Not the appearance we want our residents and guests remember.

6. Can Lawn Care personnel clean up in areas other than the pool restrooms at the end of their workday? This as been discussed with the supervisor and should no longer be an issue.

Leaving them in dirty condition.

Suggestion: Can the lawncare company use the old maintenance yard for staging equipment and when overnight storage is needed.

Gate Operations:

7. Gate codes

a. Are old Gate codes removed when residents move out? Yes

Reports of past residents entering the park. Tell me who and we will track it down.

b. When gate is un-manned, can the black gates be closed? They can only be operated by timer. The only choices are to have them closed all the time or on timer to open when needed must either be closed or open – during the day being closed will create a significant backup onto Gantt Road due to the extended time for entry.

Individuals witnessed walking into park between boom car gates.

c. Can unmanned access system be made simpler to use, i.e. 24 hour codes? 24 hour codes? – I will include a reminder in an email blast so the residents can educate their visitors and guests to the operation.

Many times, during the day, when gate is unmanned, traffic backs-up on Gantt while deliveries or visitors try to navigate the current system.

d. What is the schedule for Gate Guard Courtesy patrol(s)?

Patrols are not at scheduled times. The Access management gate hours are Monday-Friday 9:00 am to 1:00 pm and 5 pm to 11:00 pm & Weekends and Holidays 7:00 am to Noon and 6:00 pm to 11:00 pm Any other hours at the gate are for Sales and may be discontinued at any time, as they are not part of the current agreement.

Many times, during the day the gate is un-manned.

General:

8. What is the Work-Order Feedback Process? If they use the Camelothelp email they will get an automated response when the work order is initiated, and that serves as their copy, if reporting in person they may request a copy. When the work order is complete a hang tag is left on the door that the work order has been completed. We are planning some changes to the system over the summer months to be able to provide further feedback and a more accurate service.

When a resident initiates a work order how do they follow up on status? They need a copy of the work Order.

9. New Street Lights being installed by FPL are much brighter than current lights. In some cases that is a positive. However, in most cases, they are too bright. Are the new lights adjustable or can a selection of lights be made to not make the neighborhood look like a football stadium?

These lights are much brighter. I have asked the electricians, if there is an adjustment that can be made.

10. When will the next Drinking Water report come out? They are typically issued in June. It is an annual report but it is for the year prior. So 2019 report is issued in 2020, 2020 report is issued in 2021.

Is it an annual report? As the last record is from 2019?

11. What is the status of the Mailbox Posts so installations can resume? They are ongoing. There are only a few outstanding supplies. Danbury is the most recent street to be completed. This project is in the contract for completion by 12-31-2022.

It has been over a year since the company announced delays. Most companies are back in near normal production.

12. What is the status of the soft cushion chair/sofa set that goes under one of the cabanas at the large pool?

The cabana furniture is expected to arrive in June. While it was discussed in last year there was no commitment made to purchase it in 2020. It was as discussed requested for the 2021 budget and was funded and has been ordered.

This furniture was to be in place last year.

Contractual Improvements Update:

These improvements as per the contract will be completed by December 31, 2021.

Auditorium: We have an architect who we have met with several times, working out details to plan for permitting.

Irrigation: We continue to move through the irrigation system. This year we plan to update several timers, especially the ones that cause frequent issues. They are over in the Danbury/Camelot Drive North area currently.

Mailbox replacement: Continuing project all but a few supplies are here, and the project is making progress

Sod Replacement: 25 yards to be selected soon.

Paving: Bids are being received for our next section of paving and some repairs of areas that need attention

Upgrade Bocce Courts: Bids are underway for this project.

Outdoor Kitchen: We have an architect who we have met with several times, working out details to plan for permitting.

Flag Pole Project: Bids for this project will be underway soon.

We will be reopening the Clubhouse and Auditorium to be reserved/rented for private parties beginning May 1, 2021. There will now be a required cleaning fee, the amount is not yet determined but \$50-100 is likely.