Montecito CDD 208 Montecito Drive, Satellite Beach, Florida 321-777-9460

General Manager: Kisha Wagner

GM / ProGreen

June 21 – 27th

Admin:

- o All admin tasks have been fulfilled.
- Meeting with ProGreen.
- o Meter readings provided to the Engineer.
- HR meetings.
- Meetings with residents.
- Creating a clubhouse furniture layout and adding furniture ideas based on previous design projects.

Pool:

- Furniture was cleaned, disinfected and reorganized.
- o Two access cards deactivated due to violation of the amenity rules.
- Pool deck treated for ants.

Clubhouse:

- o No special events scheduled.
- Pole light replaced.

Parking Policy and Roads:

- o PHH scheduled to pressure wash driveways on 6/27.
- o Identified broken water storm drain concrete deck.
- o Identified CDD parking sinking pavers.

• Lakes and fountains:

All working properly.

Vehicle gates:

- S.Patrick Gates will remain closed from 6/26 6/30 due to a main water strike.
- o Palisade gate will remain open 24/7 during this time.

Dog Waste Stations:

Emptied, disinfected and refilled Monday and Thursday.

- Pedestrian gates:
 - o Shearwater Push/Pull signs installed.
 - All the other gates are working properly.

Saturday / Sunday:

Office closed on June 21 and 22.

Pending / In process items

Playground:

Waiting on playground equipment to arrive.

Clubhouse interior painting:

o Completed on 6/27/2025.

Ticket System

All CDD issues must be submitted through the tickets system by visiting the District website: www.montecitocdd.org

• **Ongoing Monitoring:** Continuous monitoring and promptly responded to all tickets, ensuring that each one was addressed and resolved.

PROGREEN

Please find below a recap of the landscaping services performed for the CDD and HOA during the past week.

Monday:

CDD:

- Provided mowing services in the CDD easement areas of the townhomes.
- Sprayed for weeds around the lake area behind the clubhouse.
- 604 Mission Bay Zone 69 West Pump Station Stuck Valve Repaired (See Photos)

Tuesday: Site visit with Kisha - CDD - discussed maintenance schedule and turning the wells back on due to the pond levels.

CDD:

- Provided mowing services in the CDD easement areas of the townhomes and club house.
- Spray bedding areas outside of the exterior wall and club house

Wednesday:

CDD:

- Provided mowing services in the CDD easement areas of the single-family homes.
- Sprayed the pool areas.

Thursday:

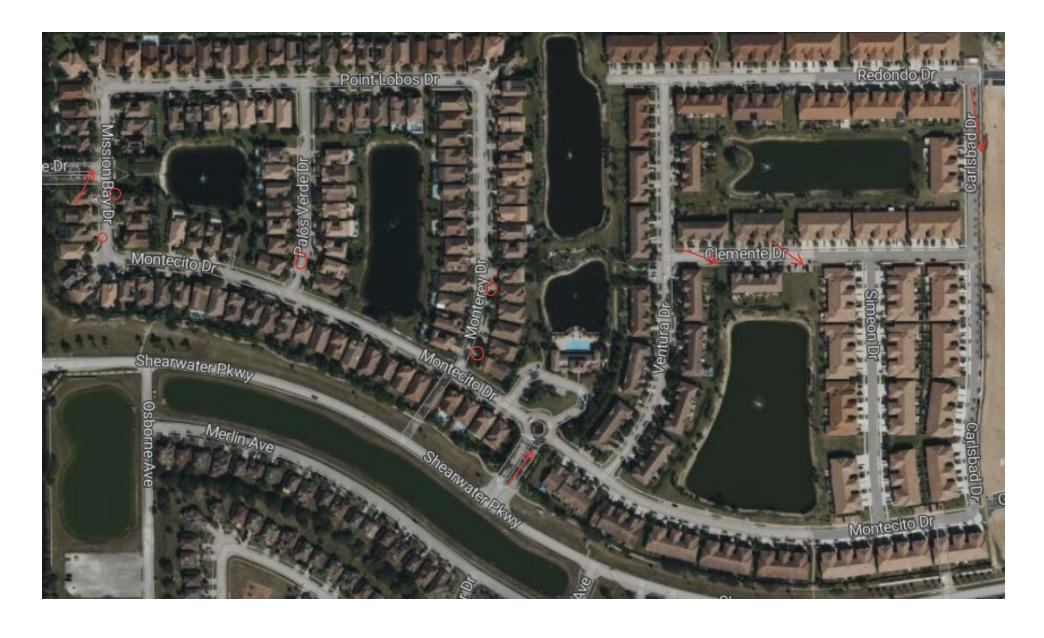
CDD:

• Provided mowing services in the CDD easement areas of the Single-Family Section.

Friday:

CDD:

- Detailing in the Townhomes CDD areas East side of Ventura and Redondo
- Spray on Ventura Dr and Clemente



Sinking pavers

NOTE: THESE ARE APPROXIMATE LOCATIONS

Stormwater Drainage repair