

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

General Manager: Kisha Wagner

GM / ProGreen

June 21 – 27th

- **Admin:**
 - All admin tasks have been fulfilled.
 - Meeting with ProGreen.
 - 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.
 - Two access cards deactivated due to violation of the amenity rules.
 - Pool deck treated for ants.
- **Clubhouse:**
 - No special events scheduled.
 - Pole light replaced.
- **Parking Policy and Roads:**
 - PHH scheduled to pressure wash driveways on 6/27.
 - Identified broken water storm drain concrete deck.
 - 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.
 - Palisade gate will remain open 24/7 during this time.
- **Dog Waste Stations:**
 - Emptied, disinfected and refilled Monday and Thursday.

- **Pedestrian gates:**
 - 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:

- 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

○ Stormwater Drainage repair

NOTE: THESE ARE APPROXIMATE LOCATIONS