

# **Heritage Oak Park CDD**

## **Inframark Field Management Report Site Inspection – 6/5/18**

### **1. Lake Management:**

- a. Littoral Plants:** The littoral shelves appear to be dying as a result of additional spraying.



### **b. Algae:**

- i. Filamentous Algae:** Low Density. Algae is collecting near edges of pond, recommend a treatment for algae .



ii. Planktonic Algae: Recommend algae treatment.

c. **Shoreline Weeds:** Weed issues found this month included:

i. Torpedo Grass –Low Density:

ii. Cattails – Low Density. Live Cattails on inner littoral shelve.

iii. Miscellaneous Weeds – Low Density:



- d. **Submerged Weeds:** Minimal amount of Chord Grass observed due to high waters. Will continue to watch for submerged weeds.
- e. **DO Test:** Next Scheduled test to be announced
- f. **Shoreline Erosion:**
  - i. Continuing with the fortification of the undermined sidewalk areas. Recommend to flag undermined areas until rectified.





**g. Lake Bank Signage:**

- i.** No new issues observed.

**h. Shoreline Plants:**

- i.** Recommend to remove dead shoreline shrubbery



**i. Lake Bank Trash:** No new issues observed.

**2. Aerators:**

**i.** No new issues were observed this month. All 5 aerators are functioning currently.

**3. Facilities:** Maintenance issues found this month include:

**a. Lodge:**

**i.** Work around perimeter of windows will be completed.



**ii.** Power washing of the railings of the bridge is recommended.



**b. Sports Bar:**

- i.** No new issues observed.

**c. Crafts Room:**

- i.** No issues observed.

**a. Courtyard:**

- i.** Recommend to secure loose wires to Courtyard pavilion structure





b. **Guard House:** No new issues observed.

c. **Maintenance Garage:**

i. No new issues observed

d. **Exercise Room / Pool Bathroom:**

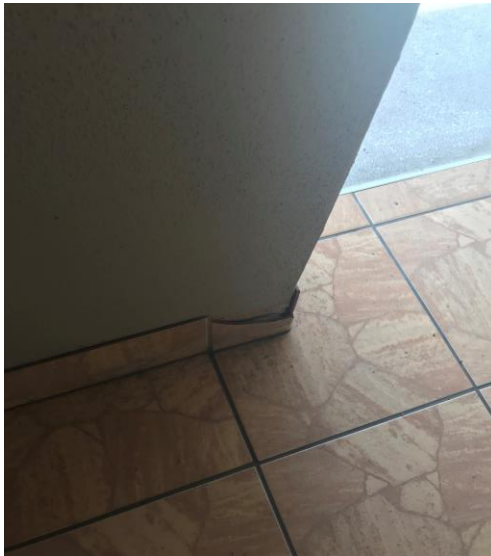
a. New treadmills have been delivered



- b. Recommend replacing cables for fitness equipment



- c. Broken tile at entrance of pool bathrooms



- e. **Mail Box Huts:** No new issues observed.

- j. **Pool Area/Equipment:**



- a. Recommend replacing pool entrance gate latch. According to Florida Commercial pool safety all gates allowing access to pool must latch on its own without restriction



k. **Sports Courts:**

- a. **Tennis / Pickle ball Courts:**

- i. Recommend power washing tennis court



- ii. Secure windscreen around tennis court.



**b. Bocce Ball Courts:**

- i. No new issues observed.

c. **Shuffle Board Courts:**

- i. No new issues observed.

d. **Horse Shoe Pits:**

- i. No new issues observed.

e. **Storage Shed:**

- i. No new issues observed.

f. **Cornhole Court:**

- i. Recommend spraying and removing weeds



l. **Storm Drainage System:**

- a. **Storm Drains:** No new issues observed.
- b. **Drain Culverts:** No new issues observed.
- c. **Lake Drain Pipes:** No new issues observed.
- d. **Drainage Swales:** No issues observed this month.
- e. **Lake Weirs:** No issues observed this month; both weirs were debris free.

m. **Roadways:**

- a. **Asphalt:** No new issues observed.



- b. **Curbing / Storm Water Gutters:** No new issues observed.
- c. **Signage/Landscaping:** No new issues observed.
- d. **Lighting:**
  - i. No new issues observed.
- n. **Gate Systems:**
  - a. **Front Gate:** No new issues observed.
  - b. **Rear Gate:** No new issues observed.
- o. **Perimeter Structures:**
  - a. No new issues observed
  - b. Perimeter Fence: No issues observed
- p. **Security Cameras:**
  - a. No functionality issues observed this month.
- q. **Pergola Walkway:** Pool area pergola. Hanging electrical cord needs to be re secured to structure.



- r. **Pavilions:** See court yard tab. No other issues observed
- s. **Sidewalks:** See Shoreline Erosion tab above.
- t. **Landscaping:** No new issues observed.

u. **Landscape Lighting:** No new issues observed.

v. **Irrigation System:**

a. No new issues observed.



w. **Golf Carts:** No new issues observed.

x. **Residential Complaints/Concerns:** None at this time.

y. **Non CDD Issues Observed:** None at this time.

z. **Fish/Wildlife Observations:**

i. **Invasive fish recommendations:** There are 3 ways to gain back control of the fish in the lake,

1. Use a shock method to remove invasive species.
2. Fish by cast net and remove the invasive
3. Have a local fisherman come in and fish the invasive out.

Update: I have found of group out of Polk county to fish out the invasive. They do this free of charge to the district. Already established in other districts around HOP area. Fully insurance. Michelle will have the contact info for the group to further.

<input type="checkbox"/> Bass	<input checked="" type="checkbox"/> Bream	<input type="checkbox"/> Catfish	<input type="checkbox"/> Gambusia
<input checked="" type="checkbox"/> Egrets	<input checked="" type="checkbox"/> Herons	<input checked="" type="checkbox"/> Coots	<input type="checkbox"/> Gallinules
<input checked="" type="checkbox"/> Anhinga	<input type="checkbox"/> Cormorant	<input type="checkbox"/> Osprey	<input checked="" type="checkbox"/> Ibis
<input type="checkbox"/> Woodstork	<input type="checkbox"/> Otters	<input type="checkbox"/> Alligators	<input checked="" type="checkbox"/> Snakes
<input checked="" type="checkbox"/> Turtles	<input type="checkbox"/> Other Species: _____		

aa. **Completed events in January**

a. Repair of electrical conduit line on lodge light. **Completed**

- b. Exercise room emergency light not working. [Completed](#)
- c. Broken drain pipe. Remove debris and replace. [Completed](#)
- d. Exercise equipment needs to be PM'd. This would include a full cleaning of all equipment followed by lubricating the necessary parts to extend the life of the machines and prevent failure. [Completed](#)
- e. Signs that do not have a solid 4x4 core will be changed out to minimize the repairs and prevent them from being blown over in high wind situations. [Completed](#)

**bb. Completed events in December**

- a. Leaking hose Bibb. Replace with new hose Bibb. [Completed](#)
- b. Roof on guard house needs to be chemically treated to remove dirt and growth. Recommend using a cleaner called Biocide. Environmentally friendly, will not hurt the plants or grass around the area. Applied using existing power washer with spray nozzle from Biocide. SPI out of Sarasota is the vendor that carries this product. [Completed](#)
- c. Exercise/pool exterior windows need to be cleaned. [Completed](#)

**cc. Completed events in November**

- a. Pool tile dirty lines on depth tile markers. Contacted pool maintenance company to clean on next visit. [Completed](#)
- b. Spot cleaning needed in courtyard. [Completed](#)

**dd. Completed events in September**

- a. Sidewalks at entrance needs to be cleaned. [Completed](#)
- b. White fence along walkways needs to be treated with chemicals to remove algae growth. Concentrated at the bottoms of the railings. [Completed](#)
- c. Pavers near courtyard bridge need to be pressure cleaned. [Completed](#)