

Wynnfield Lakes CDD
May 2023

Date	Resident Concern	Action Taken	Date Last Updated	Board Decision Needed
3/21/23	Gym needs Vacuuming, has handprints all over the glass, everything is dusty and grimy, and the bathrooms are nasty like a gas station. It needs a deep clean and have regular cleaning including grout and carpet.	Gym cleaned including all glass surfaces. Trash emptied and supplies checked/ restocked as needed. Waiting on carpet/grout cleaning quotes and deep cleaning quotes. Carpet and grout cleaned 5/16/2023. Equipment reset and wiped down 5/17/2023.	6/1/2023 - CLOSED	No
3/21/23	Gym needs a professional paint job (cracks, mildew, repair holes, etc).			YES - Would the board like proposals to have the gym repainted?
3/21/23	Water fountain by the pool or the one at the gym could be cleaned and polished.	Cleaned and polished on 4/5/23	4/5/2023 - CLOSED	No
3/17/23	Sprinkler was STILL flooding the tennis courts instead of watering grass	Sprinklers for the grass were capped in early March. Following up with Yellowstone on the other side of the pickleball court. All sprinklers have been adjusted.	6/1/2023 - CLOSED	No
3/17/23	Blow down decks in between lawn service dates.	Blow patio, drive, and parking lot weekly or as needed.	4/5/2023 - CLOSED	No
4/1/23	Saturday afternoon (April 1st) and there was a lot of debris in it. Isn't the pool supposed to be cleaned on weekends too? Are new umbrellas being installed soon?	Pool is cleaned daily Monday through Friday. No staff on weekends. Pool monitors begin on Memorial day.	4/5/2023 - CLOSED	No
3/29/23	Ants all over the side walk - what are you doing to address this?	On going process. Will check weekly. Treated on 3/30 and 4/4.	4/5/2023 - CLOSED	No
3/29/23	Grass is dying near the new fence - action steps taken to replace it?	Yellowstone advised. Covered under warranty.	4/5/2023 - CLOSED	No
3/28/23	Security Issues	New guard starts 4/5/23. Lina provided quotes to Supervisor Rodriguez and Daniel.	3/30/23	YES
3/28/23	Cameras not allowing visibility in fireplace area - Board approved NTE \$2500 at meeting	Lina received quote from WebWatchDogs for additional cameras and sent to Daniel. Envera will be presenting their updated quote at next meeting.	3/29/23	YES
3/25/23	Tennis Court Incident	Incident report was sent to Daniel.	3/28/2023 - CLOSED	No
3/21/23	Received email from resident: The new bushes have fungus and disease - and it is spreading (pictures provided). The sod is dying. It does not have enough daily water that new sod requires to thrive. I took a picture of the sprinklers delivering water today. They are aimed over the fence, completely missing the grass and new bushes. I have a video of the sprinklers delivering water today. The sod is dying. It does not have enough daily water that new sod requires to thrive. I took a picture of the sprinklers delivering water today. They are aimed over the fence, completely missing the grass and new bushes. I have a video of the sprinklers delivering water today. The sod squares were not laid close enough together therefore leaving gaps between each piece. This gap should have been filled with topsoil.	Reply from Yellowstone: Not sure what to say. The new bushes does not have a fungus! The irrigation guys was there today setting up the irrigation system that probably was what they saw because the system runs at night otherwise. We lay sod everyday and we know what we are doing. I will get by there tomorrow and take a look but I have already invested over 2000 in that area between the grass and the labor. I will put down topsoil at the expense of the community. If I would have known my kindness would get me criticism I would have never touch the area. I am not sure how to feel here. Does this resident know this was done at no cost?	3/22/2023 - CLOSED	No
3/15/23	Why wasn't all pool furniture replaced?	It was the Board decision to purchase 20 loungers, 10 tables, 10 umbrellas with bases for budgeting reason.	3/15/2023 - CLOSED	No
3/17/23	Lakes need attention. Algae blooms and weeds all over.	Solitude was here on 3/25/2023 for there monthly visit. 4/5 re-contacted them regarding this issue. They will continue to monitor and treat as needed	6/2/23	No
3/21/23	Heavy leaves and pollen not being cleaned up.	Leaves have been removed, all furniture has been washed.	4/5/2023 - CLOSED	No
4/16/23	Verenda rental on 4/16 music complains and overstaying.	Deposit was retained. District manager was informed.	4/17/23	Review rental policies by the Board.
4/18/23	Unsatisfactory pool results.	Pools were rated unsatisfactory for a loose handrail and VGB grates requiring replacement. NO ISSUE WITH WATER QUALITY. Repairs made and pool re-opened by DOH 5/4/2023	5/4/2023 - CLOSED	No
4/18/23	VGB grates require replacement on splash pool and main pool.	Quote requested for main pool (Big Z). Splash pool being worked through Tempool who replaced them 3 years ago and paperwork wasn't filed correctly. Main pool grates replaced	5/4/2023 - CLOSED	No
4/18/23	Duck poop on pool deck.	Ken is checking, cleaning, and disinfecting affected areas daily Monday through Friday	6/1/2023 - CLOSED	No
4/18/23	Ducks in pool.	Checking on solutions on-line. Goosemasters has been contacted. Have previously tried fake owls with no success. Ultrasonic duck repellents installed and pool fountains turned on.	6/1/2023 - CLOSED	No
4/20/23	Fitness equipment is very dated, newer equipment is needed.	Does the Board want a quote on updated equipment.		YES
4/20/23	Pool area and rules. If you are going to have rules enforce them. we have paid over \$200 in deposits to use the pavillionarea and have a whole slew of rules to follow. Yet last Sunday there's a party were you could hear vulgar music from 2 streets away. Your rules and regulations punish those who follow them and let anarchy ensue for anyone that wants to just take the pavillion area. At this point we should cancel deposits and just take the area over since you don't actually monitor the clubhouse. The pool is clearly open in April yet there's not regulation at all. Furthermore, your ridiculous rule about no food on the pool deck is absurd. We have watched countless families eat at tables. This includes your Board members and their friends. Yet we are told we can't have a pizza at the table and are told it's a department of health concern. It wasn't a department of health concern for your Board members friends, but that's to be expected with how poorly this place is run. Every city pool in the area has food on the deck, as long it's not in the pool. Adventure Landing has food in the picnic areas as long as it's not in the pool. All of this are in the same county that you are citing a garbage rule. This is clearly a cop out and another example of the ineptitude of this HOA and clubhouse.	Issues will be discussed at CDD meeting. Amenity Center Policies updated 5/17/2023.	5/17/2023 - CLOSED	No
4/20/23	The pool is a huge problem. Parties are not monitored and loud, vulgar music is being played. There are way more than 30 attendance. Large floats are constantly at the pool causing drowning hazards for children. The pH is unsafe to swim in, and residents were not informed. My kids swam in it this weekend.	Issues will be discussed at CDD meeting. Pool deficiencies have been corrected and pool was re-opened 5/4/2023.	5/18/2023 - CLOSED	No
4/20/23	The kids area of the pool has been closed for a ridiculous amount of time. Not only that, but every time we go, the main pool is littered with leaves and duck poop. I would recommend to get rid of some of the nearby trees or trimming extensively. I would also completely cut down that large magnolia that hangs over the kids pool. CDD may even be able to sell it, idk. It doesn't provide any shade and all it does is drop leaves into the kids area. The playground is well maintained and we use it daily, so thank you for that!	Splash pool work scheduled for 5/9. Any other issues will be discussed at CDD meeting. Splash pool feature motor and pump replaced 5/9/2023. Awaiting new timer control install.	6/1/23	No
4/25/23	Pool area. The pool being closed by the health department for any reason is unacceptable. Each resident pays a lot of money to ensure our amenities have the proper care and resources to be maintained and operating at all times. Please contact me with the steps that will be taken to service this complaint.	Pool has been reopened, this will be discussed at the board meeting.	5/18/2023 - CLOSED	No

4/25/23	The refillable water fountain has been broken/out of service for a year. (located by the women's restroom). Please contact me with the steps that will be taken to service this complaint.	Parts are on order.	5/9/23	No
4/25/23	The fencing around the perimeter of the pickleball courts are bent up, where balls roll under. Also the netting on the first court closest to the gate is loose and caving in. Please contact me with the steps that will be taken to services these complaints.	Working on getting repair quotes. New fencing around pickleball court approved.	5/18/23	No
5/9/23	Broken sprinkler along Wynnfield Lakes Dr. between pickleball court and amenity entrance. Ms Carlson suggests installing sprinkler guards around all sprinkler heads at a cost of \$8.99per package of 3.	Yellowstone has been notified. Sprinkler has been repaired.	5/9/23	YES - Would the board like proposals to have sprinkler head protectors installed.
5/14/23	Dead fish in pond.	Solitude notified, they cleaned up as much as they could. Solitude found disolved oxygen level was low due to storms in the area, the pond turned over. Issue will resolve itself.	6/2/23	YES - Supervisor Rodriguez met with Solitude and will report to board