

Mabel Bridge Landscape Committee Report

Landscape Committee (LC) Charter: The Landscape Committee is comprised of homeowners who volunteer their time and effort to assist the Property Manager in recognizing and addressing concerns and problems found on Mabel Bridge HOA common areas. Common areas in-scope for the LC include HOA-owned fields, playgrounds, medians, trees, landscaping, etc. The HOA pool, pool house and homeowner private residences are not in scope for the Landscape Committee.

Landscape Committee Issue Resolution Process:

- Any resident may report landscape-related concerns to the Mabel Bridge Property Manager Maria Gomez via mgomez@lelandmanagement.com or 407-781-0782.
- *Please note: The LC does not monitor NextDoor or other social media for LC issues. All issues must be reported to the Property Manager for investigation.*
- The Property Manager will notify the Landscape Committee to investigate.
- When a new issue is reported:
 - LC will inspect the issue and determine best course of action to address it. This may require working with our contracted Landscape Maintenance provider or other professionals. If the resolution requires it, the LC will request estimates from licensed, professional contractors for repair or other resolution of the issue.
 - Estimates will be presented to the Board for approval of the expense.
 - LC and/or Property Manager contacts contractor to schedule repair. Contractor performs the work. LC follows up with contractor, as needed to ensure work is appropriate and complete.
- *Please note: This process can take a several weeks.*

Additional Info:

- The LC report (below) will be updated periodically and is available on www.mabelbridgehoa.com.
- The report shows the current project list. If an issue is not on this list, the LC is currently not aware of the issue/problem and is not addressing it.
- To volunteer for the LC, contact the Property Manager. She will notify the LC and the Board.
- Our contracted Landscape Maintenance provider is Buccaneer Landscape Management. The account manager we work with is Brad. Both may be referenced in the report below.

Landscape Committee Projects – Updated Oct 15, 2020

Date Reported	Issue Description	Status, Ongoing, In progress, Awaiting BOD, On Hold, Closed	Updates / Notes	Closure Date
Apr 16, 2020	Brown Grass along LMD	Awaiting BOD	Brad will have the Buccaneer irrigation team adjust or put new 360-degree heads on the sprinklers along Lake Mabel Drive to cover the grass area along LMD. The heads should spray 15 to 18 feet depending on the water pressure. Received estimate Jul 22, 2020. Clarifications requested by BOD. Received estimate Sept 24, 2020. Clarifications requested by BOD. Updated estimate received Oct 13. Awaiting BOD approval. On agenda for Oct 14 Meeting. Update 10/15: BOD identified landscape maintenance funds for 2019 are still available, so an additional bid is being sought for additional scope of work. This item will be reviewed in conjunction with the new bid as soon as possible.	
Apr 16, 2020	Install No Dumping Signs	Awaiting BOD	RFPs sent out for sign bids. Bids received late Sep. Awaiting BOD Approval. On agenda for Oct 14 Meeting.	
Apr 16, 2020	Illegal Dumping on Wakeworth and Iron Cove	Awaiting BOD	Brad will have Buccaneer clean up the debris dumping on the HOA property on Iron Cove Court. Brad will also contact a Brush Hog company to clean up the HOA property along Wakeworth in the three areas where there has been dumping. They will also use the brush hog to clean up some of the vegetation in this area (up to the tree line). Received estimate Jul 22, 2020. Clarifications requested by BOD. Received estimate Sept 24, 2020. Clarifications requested by BOD. Updated estimate received Oct 13. Awaiting BOD approval. On agenda for Oct 14 Meeting. Update 10/15: BOD identified landscape maintenance funds for 2019 are still available, so an additional bid is being sought for additional scope of work. This item will be	

			<p>reviewed in conjunction with the new bid as soon as possible.</p> <p>Attention Residents: If you witness dumping on HOA property, please report it. Active dumping can be reported to the police while in progress. Simultaneously notify Leland Management. http://www.mabelbridgehoa.com/contact/</p>	
Apr 16, 2020	Grass by Pool Area	Awaiting BOD	<p>By the pool area, the worst grass is between the sidewalk and the curb along Chateaubriand all the way from the corner to the lift station. Requested an estimate to replace. Received estimate Jul 22, 2020. Clarifications requested by BOD. Received estimate Sept 24, 2020. Clarifications requested by BOD. Updated estimate received Oct 13. Awaiting BOD approval. On agenda for Oct 14 Meeting.</p> <p>Update 10/15: BOD identified landscape maintenance funds for 2019 are still available, so an additional bid is being sought for additional scope of work. This item will be reviewed in conjunction with the new bid as soon as possible.</p>	
< Jun 2019	The landscaper is not picking up all garbage in common areas landscaping beds.	In Progress	<p>Buccaneer has been reminded they are expected to pick up garbage by pool and other common areas to keep this nice for everyone. Buccaneer Account Manager, Brad, will continue to mention this to Buccaneer staff.</p> <p>Updated Sept 2020: Andy (Board President) identified this as a gap in the Buccaneer contract. They are not currently required to collect trash. Contract revision planned for 2021.</p>	N/A
Sep 24 2020	Grass Destruction outside of MB community near 9115 Lake Mabel Drive	In Progress	<p>The home at 9115 Lake Mabel Drive is putting in a pool and needed fill dirt. The dirt truck could not get into the property so they dumped the dirt along LMD and used a Bobcat to move it onto the property.</p> <p>LC talked to Alonzo from Extending the Olive Branch (company name who dumped) and he plans to re-sod the area. He hopes to do this in 1-2 weeks, but he needs to check to see if the pool builders plan to park in this area where sod</p>	

			is needed. So, there may be a delay. LC will follow up.	
Apr 16, 2020	Palms on LMD	On Hold	The palms on our property along Lake Mabel Drive have not been trimmed in the last year. They have both dead fronds and seed pods. There are palms by the walkway between the ponds by LMD and also at the far end. Received estimate from Buccaneer on July 22. Update Oct 2020: Board is reviewing remaining funds in 2020 budget. This may be held over until 2021.	
< Jun 2019	Sprinkler repair / inspection.	Ongoing	Buccaneer inspects all irrigation once a month. Please report any broken sprinklers and leaks to Property Mgr.	N/A
< Jun 2019	Problems with sprinklers in Chateaubriand islands.	REVISIT	This issue has been examined repeatedly. Original system is poorly designed. There are too many sprinklers in some zones, which creates a problem of low pressure and therefore, poor coverage Buccaneer/Brad is trying some adjustments to get better coverage. Rains improve the problem. This is tabled for the time being.	N/A
< Jun 2019	Need for additional landscaping along school fence.	REVISIT	This was discussed by the BOD in 2019. We will wait to see what landscaping the school puts in. Landscaping this area is approved as part of the school's construction plan. We were told viburnum shrubs will be added along the perimeter fencing on the north, east and south sides. After installation, we will see what we need to do and get estimates. Update Oct 2020: Current Board has not been briefed on this. Will revisit at next Landscape Committee Meeting (TBD)	TBD
< Jun 2019	Request to follow-up with Orange County for more landscaping out front (along Reams Road wall).	REVISIT	Additional landscaping for this area will be considered when the next section of Reams Road is complete. Since they have not yet started this road project, the estimated wait is more than one year. Update Oct 2020: Current Board has not been briefed on this. Will revisit at next Landscape Committee Meeting (TBD)	TBD
Unknown 2020	Homeowner concerns observed noting "ants on	Closed	Treatment for pests is part of regular maintenance provided by Buccaneer. Treatment plan is in place and scheduled to be	Oct 1, 2020

	soccer field"		performed in Oct. This was confirmed at Sep 25, 2020 LC meeting. Liquid insecticide was applied on ~Oct 1, 2020	
< Jun 2019	Soccer field has holes and is unlevel.	Closed	LC asked to obtain cost estimate to re-sod soccer field. Buccaneer has provided an estimate to smooth out the field and add sod where needed. Buccaneer states re-sodding entire field is not necessary as the grass will fill in. Board agreed. The soccer field was sanded and leveled on August 14, 2019. The LC will check periodically to see if the grass fills in as expected.	Aug 14, 2019
Jul 15, 2019	Dead grass near entrance at corner of Chateaubriand and Verrazano due to homeowner tree debris	Closed	LC is monitoring this area to see if the dead section of grass will recover, but the grass will probably need to be replaced. <i>Reminder -Yard waste must be properly bagged and/or cut and bundled in 3-foot lengths for County pick up.</i>	TBD
< Jun 2019	New Grass installed near lift station looks brown and needs watering	Closed	It's being watered daily temporarily. Will monitor and replace if it doesn't recover. Grass recovered. This is closed.	N/A
< Jun 2019	Soccer goal repair. Goals have mold and need repair.	Closed	The mold on poles was cleaned and new nets were installed on July 20, 2019	Jul 20, 2019
Jun 26, 2019	Request to increase the mowing of the conservation area behind Iron Cove Ct.	Closed	Mowing along the fence of this area has been approved for every two weeks and has already started. The weeds along the fence line were treated. The lower section of this area will also be mowed with a brushhog every quarter.	Jul 2019
< Jun 2019	Trees need replacement (between the Acosta ponds)	Closed	Board approved. Replacement was delayed due to contractor availability and weathers. Replacement completed.	Jun 13, 2019
< Jun 2019	Soccer field needs insecticide treatment	Closed	Soccer field is was treated on June 13, 2019. All Zoysia grass was also treated in additional to the field.	Jun 13, 2019
< Jun 2019	Remove dead tree by Acosta pond	Closed	Removed this June 12, 2019	Jun 12, 2019
< Jun 2019	HOA palms dropping pods/seeds on homeowner's property at 11852 Thatcher. Oak trees, too.	Closed	LC committee worked with Buccaneer. They inspected and trimmed.	Jun 13, 2019
< Jun 2019	Concerns of harmful insects in turf	Closed	Nematode assessment was performed. Report showed no bad nematodes, so no treatment was needed.	Jun 13, 2019

< Jun 2019	Pool Palms need trimming	Closed	Trimmed by Buccaneer	Jun 5, 2019
< Jun 2019	Question Raised to LC: Who is mowing the ponds and when?	Closed	Ponds are OC property and the county's contractor is Carol King. The County mows it once a month. This is not always frequently enough to keep the ponds in good aesthetic condition. In light of this, the Board has approved the expense for Buccaneer to start mowing weekly in summer and as needed in winter.	Jun 12, 2019
< Jun 2019	Fill in bare spots in bushes along Lake Mabel Drive berm.	Closed	This will require a few trees and bushes. Buccaneer has provided an estimate to the HOA Board. Awaiting HOA Board decision. Board approved. Four trees and 27 shrubs were installed on August 14, 2019.	Aug 14, 2019
< Jun 2019	Complaints received about fishing in ponds.	Closed	No Fishing signs will be installed. Need to discuss placement. Will discuss at next Board meeting with Google map to show placement of signs- Signs were installed Aug 28, 2019.	Aug 28, 2019