

# Quality Site Assessment

## General Information

**Property Name:** Grand Isle Master HOA INC

**Date:** Thursday, May 14, 2020

**Next Inspection Date:** Wednesday, June 10, 2020

**Client Attendees:** Doug Stark Marty Wainer

**Brightview Attendees:** Michael Dodd, Ken Catalano

## CUSTOMER FOCUS AREA:

Main entrance and clubhouse weed free, safe and clean at all times

## CARRYOVER ITEMS (CheckBox = DONE):

- ☒ Edge gate valve boxes to keep clean appearance and prevent boxes from becoming overgrown.
- ☒ Remove seed pods from trees below 12 foot.
- ☒ Larger twigs and limbs must be picked up after each mowing.
- ☒ Leaves must be blown out and mulched on a regular basis.
- ☒ Staking around this tree can be removed.
- ☒ Although most of the coconuts have been picked up, they need to be removed with each mowing because of the coconut palms adjacent to the lake.
- ☐ Yellowing frawns should be removed to give mor room to the crotons.
- ☒ Leaf litter should be blown out and mulched, which will give a cleaner look to the bed.
- ☒ This sprinkler needs to be checked. It doesn't appear to be getting proper coverage.
- ☒ It appears that a contractor has been cleaning tools off in the mulch adjacent to the clubhouse.
- ☒ Dead Robolenni next to pool should be removed.
- ☒ Olyander should be lightly lifted to increase sunlight to under story.
- ☒ Most of the foliage from these plants have been eaten. A insecticide application is needed.
- ☒ This area behind the pool is frequently missed when post emergent applications are made.

## MAINTENANCE ITEMS:

- 1) The main pool pumps should be sprayed with round up on a monthly basis
- 2) Trim bougainvillea near pool pumps so they accidentally catch someone with a thorn.
- 3) Remove alamanda plants from behind the pool fence.
- 4) Plant inside hot tub area needs reduced.
- 5) Ixora throughout the property need to be treated with ironite.
- 6) Prune these trees adjacent to the clubhouse to the level of the lowest gutter. Make sure none of these tree is touching the building.
- 7) Reduce the height of these copper leaf East of the three way stop to 18 inches to create lake view.
- 8) Reduce the size of this hedge in front of the irrigation controller to 18 inches.
- 9) Reduce center isle croton to 24 inches and reduce copper leaf to current croton size.

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- 10) Remove dying trees (3) on either side of the main entrance.
- 11) Remove two oddball crotons on west side of entrance island.
- 12) Reduce boxwood by half on all street signs. Allow dwarf Ixora to grow.
- 13) Remove invasive sand the Mexican petunia and Remus has the area.
- 14) Trim plant material off of monument signs.
- 15) Remove this invasive from behind the emerald bay monument sign.
- 16) Remove smaller plants from entrance beds.
- 17) Remove this fakahatchee grass from the east side of the entrance wall.
- 18) Remove burnt leaves from bromeliads along front entrance walls.
- 19) Trim fakahatchee grasses along the front entrance.
- 20) Remove front row of bromeliads that are struggling.
- 21) Remove this bush on invoice the east side of the entrance before the gate.
- 22) Two different plants. The plant in the front needs to be reduced to half of the height of the trinkets in the rear.
- 23) Palms around the entrance signs should be cleared out.
- 24) Remove dead queen palm from east side of entrance bed.
- 25) Thin the blueberry flax in the middle of the bed. Reduce the height and width of the first hedge to create a tiered effect.
- 26) Remove boxwood in-front of the bird of paradise. Reduce size of bird and reshape the boxwood.
- 27) Fill and sod this hole and holes along sidewalk created by concrete replacement at first road to the east past guard gate.

### RECOMMENDATIONS FOR PROPERTY ENHANCEMENTS:

- 1) Remove 7 fan palms at the clubhouse entrance. They are all dying from lethal bronzing. Grind the stumps. Remove dwarf ixora and replace with green island ficus. Install one 25 gallon tree of the same variety as the existing trees around the patio.
- 2) Install 48 7gallon "Nora grant" ixora on 2ft centers. Along back fence of main pool plants should be installed 3ft off the fence. Sod is to be installed along the front edge of bed to close the bed.
- 3) Once this plant is removed this part of the bed is to be sodded.
- 4) Sod this area of the bed just East of the guard shack.
- 5) Remove ficus hedge. Install 7 gallon podocarpus on 1.5 foot centers as replacements.
- 6) Install sod to reduce the size of the bed.
- 7) Create bed around camera at entrance. Install ground cover.
- 8) Install jasmine to extend hedge under light.
- 9) Remove this ficus and install a 15 gallon podocarpus in its place.
- 10) Remove the thin green island ficus on both sides of the median and replace with 17 new 7 gallon green island ficus.

### NOTES TO OWNER/CLIENT:

- 1) We will create a proposal to remove all ficus hedge and adjacent chain link fence then replant with clusia.

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- 2) We will develop a proposal to reduce the canopy size of the ficus trees that line the northern boarder of the property. In addition, the removal of chain link fence and overgrown hedge will be included. At the east end of the tree line, a clean up of the brush area will be included. This project should be completed over the course of three years and should commence at the east end of the line.

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## Maintenance Items

The main pool pumps should be sprayed with round up on a monthly basis



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## Maintenance Items

Trim bougainvillea near pool pumps so they accidentally catch someone with a thorn.



[ 2 / 27 ]

## Maintenance Items

Remove alamanda plants from behind the pool fence.



[ 3 / 27 ]

## Maintenance Items

Plant inside hot tub area needs reduced.



[ 4 / 27 ]



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## Maintenance Items

Ixora throughout the property need to be treated with ironite.



[ 5 / 27 ]

## Maintenance Items

Prune these trees adjacent to the clubhouse to the level of the lowest gutter. Make sure none of these tree is touching the building.



[ 6 / 27 ]

## Maintenance Items

Reduce the height of these copper leaf East of the three way stop to 18 inches to create lake view.



[ 7 / 27 ]

## Maintenance Items

Reduce the size of this hedge in front of the irrigation controller to 18 inches.



[ 8 / 27 ]



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## Maintenance Items

Reduce center isle croton to 24 inches and reduce copper leaf to current croton size.



[ 9 / 27 ]

## Maintenance Items

Remove dying trees (3) on either side of the main entrance.



[ 10 / 27 ]

## Maintenance Items

Remove two oddball crotons on west side of entrance island.



[ 11 / 27 ]

## Maintenance Items

Reduce boxwood by half on all street signs. Allow dwarf Ixora to grow.



[ 12 / 27 ]



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## Maintenance Items

Remove invasive sand the Mexican petunia and Remus has the area.



[ 13 / 27 ]

## Maintenance Items

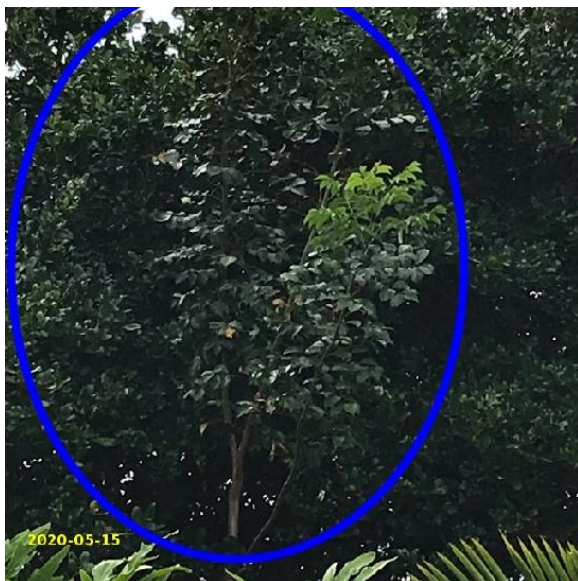
Trim plant material off of monument signs.



[ 14 / 27 ]

## Maintenance Items

Remove this invasive from behind the emerald bay monument sign.



[ 15 / 27 ]

## Maintenance Items

Remove smaller plants from entrance beds.



[ 16 / 27 ]



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## Maintenance Items

Remove this fakahatchee grass from the east side of the entrance wall.



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## Maintenance Items

Remove burnt leaves from bromeliads along front entrance walls.



[ 18 / 27 ]

## Maintenance Items

Trim fakahatchee grasses along the front entrance.



[ 19 / 27 ]

## Maintenance Items

Remove front row of bromeliads that are struggling.



[ 20 / 27 ]



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## Maintenance Items

Remove this bush on invoice the east side of the entrance before the gate.



[ 21 / 27 ]

## Maintenance Items

Two different plants. The plant in the front needs to be reduced to half of the height of the trinkets in the rear.



[ 22 / 27 ]

## Maintenance Items

Palms around the entrance signs should be cleared out.



[ 23 / 27 ]

## Maintenance Items

Remove dead queen palm from east side of entrance bed.



[ 24 / 27 ]



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## Maintenance Items

Thin the blueberry flax in the middle of the bed. Reduce the height and width of the first hedge to create a tiered effect.



[ 25 / 27 ]

## Maintenance Items

Remove boxwood in-front of the bird of paradise. Reduce size of bird and reshape the boxwood.



[ 26 / 27 ]

## Maintenance Items

Fill and sod this hole and holes along sidewalk created by concrete replacement at first road to the east past guard gate.



[ 27 / 27 ]



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## Recommendations for Property Enhancements

Remove 7 fan palms at the clubhouse entrance. They are all dying from lethal bronzing. Grind the stumps. Remove dwarf ixora and replace with green island ficus. Install one 25 gallon tree of the same variety as the existing trees around the patio.



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## Recommendations for Property Enhancements

Install 48 7gallon "Nora grant" ixora on 2ft centers. Along back fence of main pool plants should be installed 3ft off the fence. Sod is to be installed along the front edge of bed to close the bed.



[ 2 / 10 ]

## Recommendations for Property Enhancements

Once this plant is removed this part of the bed is to be sodded.



[ 3 / 10 ]

## Recommendations for Property Enhancements

Sod this area of the bed just East of the guard shack.



[ 4 / 10 ]



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## Recommendations for Property Enhancements

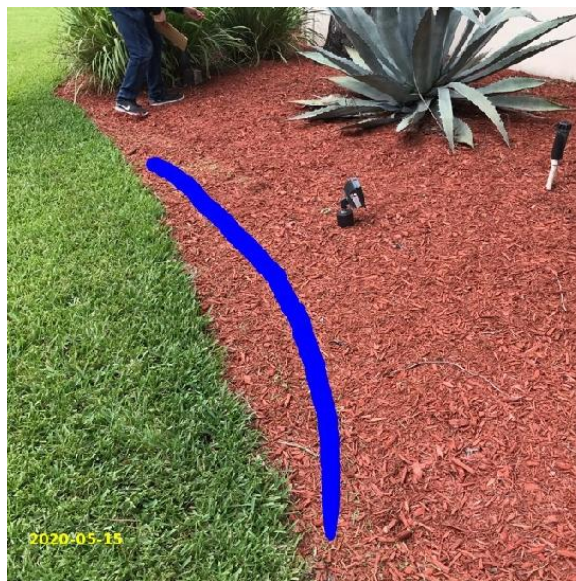
Remove ficus hedge. Install 7 gallon podocarpus on 1.5 foot centers as replacements.



[ 5 / 10 ]

## Recommendations for Property Enhancements

Install sod to reduce the size of the bed.



[ 6 / 10 ]

## Recommendations for Property Enhancements

Create bed around camera at entrance. Install ground cover.



[ 7 / 10 ]

## Recommendations for Property Enhancements

Install jasmine to extend hedge under light.



[ 8 / 10 ]



# Quality Site Assessment

## Recommendations for Property Enhancements

Remove this ficus and install a 15 gallon podocarpus in its place.



[ 9 / 10 ]

## Recommendations for Property Enhancements

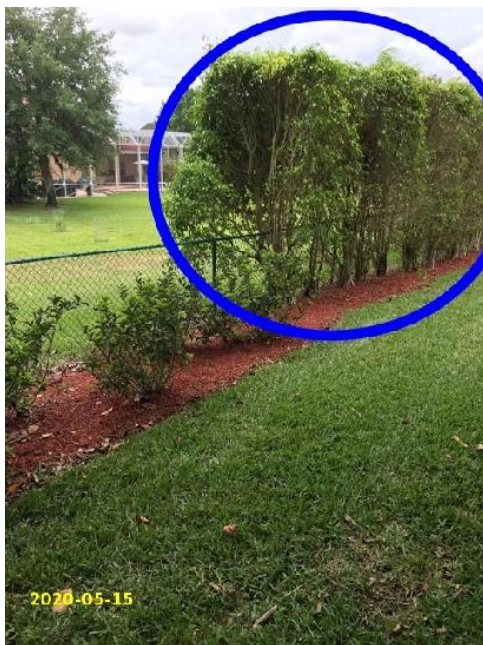
Remove the thin green island ficus on both sides of the median and replace with 17 new 7 gallon green island ficus.



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## Notes to Owner / Client

We will create a proposal to remove all ficus hedge and adjacent chain link fence then replant with clusia.



[ 1 / 1 ]