

Indian Wells Irrigation & Landscaping Meeting with Joe DeJohn of Stahlman

28 Nov 2023

Attendees:

Meagan Billings

Mike Billings

Michael Cohen

Joe DeJohn joed@stahlmanlandscape.com

Bill Fox

Miquel Pascal

The goal of this meeting was to improve communications and business processes to minimize new issues going forward as well as to resolve current issues.

Business process summaries (on items discussed) that are now posted to our website

(See [Contractor communications \(indianwellshoa.com\) Stahlman section](#))

1. Our single point of contact is Miguel Pascal (239-450-1984, miguelp@stahlmanlandscape.com) for both landscape and irrigation maintenance.
2. If damage occurs at an Owner's property, Stahlman must be contacted to inspect and allowed to repair as they have a number of trades to do so. They can respond quickly as there are several supervisors in Lely Resort daily. Failure to contact Stahlman first and having someone else repair will result in no compensation for damages.
3. Stahlman performs monthly wet checks (testing our irrigation system). The HOA or Owners are responsible for fixing issues identified (depending on locations) and are responsible for the cost of the repair(s).
4. Monthly wet checks reports will be sent to our property manager (Michael Cohen), the Indian Wells Board of Directors, and Mike Billings (IWHOA point of contact for both landscape and irrigation maintenance).
5. Mike Billings will work with Stahlman to resolve any issues in our Landscape Barrier Easements (LBEs) and the four parcels of land owned by Associated Real Estate SW Inc. (which most would identify as community property).
6. Our Property Manager will contact Owners to resolve irrigation issues on Owner's property. Owners will be allowed to fix issues themselves or contract an irrigation company to do so. Owner's failure to act (within the timeframe TBD), the HOA will have Stahlman make the repairs needed and the HOA will assess the Owner the cost of the repair.

[Joe DeJohn will provide the document that discusses their business process such as item 2 above.](#)

Macro issues discussed:

- Work is frequently reactive to an issue rather than proactive to prevent an issue. Issues frequently require multiple iterations of communications and work to resolve.
- Numerous examples reported to the Board of workers being careless resulting in some damage
- Communications need to be improved.

Fox

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Specific issues discussed:

- New plantings at the two walls closer to homes – why is one side thriving and one side not?
- Damage created by worker trimming.
 - 1-2 palm trees identified at the walls as being problematic due to where trimmings and coconuts fall. Stahlman to give us a price to remove.
- Palm tree at water's edge – this was likely a “volunteer” – not planted. Stahlman to give a price to remove
- Dead grass a south side of entrance – Stahlman to kill remaining weeds, check new irrigation performance, and put down new sod
- New plantings (recent and ones from 18 months ago) in Landscape Barrier Easements at multiple points along Lely Resort Blvd.
 - Irrigation appears to be an issue with clogged filter screens (at heads) and clogged heads being a major contributor.
 - Stahlman to take a more active role in cleaning/replacing nozzles.
 - If on-going issues persist based on data collected, the HOA will have additional line filters installed.
- In the shaded area where the bougainvillea is not flowering and ornamental grass is not doing well
 - Stahlman to provide an estimate to remove the branch(s) causing the most shading and to remove the ornamental grass and replace with sod
 - If the bougainvillea still is not doing well after the above work has been completed for a while, the HOA may consider moving the plants.
- Original plantings in Landscape Barrier Easements that are reaching the end of their life:
 - The HOA will continue to replace poor plants as needed (such as work done at the north & south cul-de-sacs and in the LBE's along multiple points along Lely Resort Blvd during 2022 & 2023)