

Quality Site Assessment

General Information

Property Name: Cape Haze Resort

Date: Tuesday, September 08, 2020

Next Inspection Date: Tuesday, October 13, 2020

Client Attendees: Kate Giordano

Brightview Attendees: John Sparks

CUSTOMER FOCUS AREA:

Curb Appeal of the Front Entrance kept High

Clubhouse cleanliness

Weed Free Beds

CARRYOVER ITEMS (CheckBox = DONE):

- Palms were trimmed along the walkway.
- We remove the dead palm tree and placed the pot on top of the cut root system.
- 4 new grasses installed at the pool to replace 4 Birds of Paradise that were struggling.
- Coco Plums have been leveled and cut for a better appeal at the pool. We plan to maintain the area just above the top of the railing.
- Micro weeds growing on the pool deck. We recommend pressure washing to remove the weeds.
- Bed outside of the pool area has been sprayed for weeds. Mulch will be added at a later date. The property manager will be notified when work is scheduled.
- Palms have been trimmed per the request of the property manager.
- Area behind the exit side of has a lot of weeds. Mulch to be installed at a later date.
- This area is very thin. The edging is good but a soil sample is need to determine what is needed below to grow better grass.
- Many weeds and thin mulch.
- Shady Lady Trees need to be trimmed for pedestrian traffic to 10'
- Irrigation needs to be checked. Many areas are showing stress and this is at the main entrance.
- Many palm trees are showing stress as a result of nutrient deficiency.
- Entrance side of the main entrance looks great. We need the other side to match.
- Edging looks good. Turf is struggling and we need a soil test. The plants were lowered to even them out.
- All of the Silver Buttonwood along Placida Road are very sickly. We can try to hard cut to bring them back but there is no guarantee.
- Many weeds and this area needs mulch. This is along the side walk by Placida Road on the south side of the entrance.
- The sashays Lady and Sea Grape need to be lifted for vehicle traffic.

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- Irrigation needs to be inspected. This turf area is very thin. This is located just past the Guard House on the right side corner of the first street
- Palm frond caught in the Sea Grapes.
- Palms look great but could use a trim for a better look.
- This Poinciana Tree was growing to the ground. We trimmed the tree up to 8'. The turf area is very thin and needs some nutrients to make it healthier.
- Palms area yellowing because of a nutrient deficiency.
- Volleyball Court has weeds. This area is not a priority but we have to work a plan together while the area is not being used. The turf in the front needs the irrigation checked.
- The turf area across from the Volleyball Court needs the irrigation checked.
- Mulch will be scheduled and communicated with the property manager. The management office overlooks the island in front of the clubhouse and will look a lot better when completed.
- This bus the opposite side in front of the clubhouse. This area needs mulch as well.
- More mulch needed.

MAINTENANCE ITEMS:

- 1) Shell path has been sprayed for weeds.
- 2) Vines are going and present in some of the older plantings around the community.
- 3) Pruning crews are present at the time walk through. Front entrance will be maintained lower to allow clear lines of sight.
- 4) Hibiscus will be trimmed down to the bottom of the diamonds at the front monuments
- 5) Beds weeds are currently present between monthly spraying rotations. Mulch will be scheduled and applied starting at the front of the property and working back at a maximum of 250 cubic yards.
- 6) Turf is looking better following irrigation system inspection and repairs in this areas
- 7) Oak canopy need me to be raised to 8'
- 8) This area has been identified as Bentley's area by Kate. Trim crews are aware the area.
- 9) Will working on trimming back the encroachment on the shell path around lake
- 10) Prune crew in the community while walk through is taking place.
- 11) More bed areas that have essentially no mulch coverage. Will schedule installation
- 12) Coco plums have been trimmed around the pool area since the initial QSA preformed by Dan Brown

RECOMMENDATIONS FOR PROPERTY ENHANCEMENTS:

- 1) Sea grape tree has fallen onto shell path. Will submit a proposal for removal and clean up.
- 2) Area in front of the monuments is a concern for Kate. She has asked for some proposal ideas to add some low growth color in these areas.
- 3) A second sea grape has uprooted toward the front of the property. Will submit proposal for removal and cleanup.
- 4) Noticed dead tree next to lake bank. Kate says she likes it there, but happy to submit a proposal for removal and clean up if you decided to remove it.

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- 5) Volleyball area may become a corn hole area per conversation with Kate. Happy submit a proposal for clearing out the area and installing sod / irrigation.
- 6) Kate noted this is leaning. I suggest put a paver as a base under it.

NOTES TO OWNER/CLIENT:

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Maintenance Items

Shell path has been sprayed for weeds.



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Maintenance Items

Vines are going and present in some of the older plantings around the community.



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Maintenance Items

Pruning crews are present at the time walk through. Front entrance will be maintained lower to allow clear lines of sight.



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Maintenance Items

Hibiscus will be trimmed down to the bottom of the diamonds at the front monuments.



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Maintenance Items

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Maintenance Items

Turf is looking better following irrigation system inspection and repairs in this areas



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Maintenance Items

Oak canopy need me to be raised to 8'



[7 / 12]

Maintenance Items

This area has been identified as Bentley's area by Kate. Trim crews are aware the area.



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Maintenance Items

Will working on trimming back the encroachment on the shell path around lake



[9 / 12]

Maintenance Items

Prune crew in the community while walk through is taking place.



[10 / 12]

Maintenance Items

More bed areas that have essentially no mulch coverage. Will schedule installation



[11 / 12]

Maintenance Items

Coco plums have been trimmed around the pool area since the initial QSA preformed by Dan Brown



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Recommendations for Property Enhancements

Sea grape tree has fallen onto shell path. Will submit a proposal for removal and clean up.



[1/6]

Recommendations for Property Enhancements

Area in front of the monuments is a concern for Kate. She has asked for some proposal ideas to add some low growth color in these areas.



[2/6]

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[3/6]

Recommendations for Property Enhancements

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[4/6]

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Recommendations for Property Enhancements

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