

Breeze Field Work

Union Park West Edition

At Breeze, we take great pride in sharing with the residents an extensive list of our accomplishments within Union Park.

Item	Status	Note
Amenity Center	Complete	Replace missing soap dispensers in West and East Restrooms
Amenity Center	Complete	Fixed Emergency Light inside UPW Amenity Center
Amenity Center	Complete	Paver repair inside the Amenity Center
Amenity Center	Complete	New fence installed around Amenity
Amenity Center	Complete	Installed new Kitchenette Cabinets
Amenity Center	Complete	Installed new fire extinguishers/cases to stay up to code
Amenity Center	Complete	Refinished the Restrooms
Amenity Center	Complete	Pool Monitor program put in place
Amenity Center	Complete	Electrical work, fan replacement
Amenity Center	Complete	Removed graffiti from south end of Amenity Center
Amenity Center	Complete	Removed palms after being struck by lightning after being tabled for several agendas, being told we had no money
Amenity Center	Complete	Implemented Pest Control program at Amenity Center
Amenity Center	Complete	Pool Rules signs replaced, and updated
Bridge Repair	Complete	Had faux bridge railing fixed at no cost through installing vendor after fix previously being tabled
Bridge Repair	Complete	Walking bridge restrained
Electrical	Complete	Fix Mailbox Lights
Electrical	Complete	Fixed outlets at The Landing
Electrical	Complete	Lights on bridges/entry tower have been fixed/replaced

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Fire Pit	Complete	Remove Fire Pit. Proposals to refinish tabled by board
Irrigation	Complete	Pressure tank replacement at UPW front well
Irrigation	Complete	Vacuum valve replacement at UPW Landing well
Irrigation	Complete	Fixed 5 lateral lines under sidewalks
Irrigation	Complete	Added rust solution services to UPE Irrigation, treated dog park fence for staining
Janitorial	Complete	Add trash locations to The Landing
Landscaping	Complete	Removed dead tree from CDD land before it fell on homeowner property
Landscaping	Complete	Various requests on areas missed/needling trimming & sprinkler repairs. Includes monthly inspection repairs
Landscaping	Complete	River Rock enhancement outside Amenity Center
Landscaping	Complete	St. Augustine sod install on UP Blvd by Dog Park and Tot Lot
Landscaping	Complete	Bahia seeding in Dog Park
Landscaping	Complete	Seeding & Aeration of Landing
Landscaping	Complete	Added irrigation to the Dog Park
Landscaping	Complete	Proposed and installed mulch bed liners to better preserve our mulch
Landscaping	Complete	Sod replaced inside Amenity Center
Landscaping	Complete	Controller replaced at front entry bridge, was tabled for three months, told we had no money
Landscaping	Complete	Contractual tree trimming of low hanging trees down main blvd
Landscaping	Complete	Trim palms multiple times with approval
Mulch	Complete	Scheduled for install Dec 22. First install done in a few years
Pest Control	Complete	Tot Lot Wasp Nests

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Plumbing	Complete	Fix UPW urinal
Ponds	Complete	Treatments, cleanings at multiple ponds
Pool East & West	Complete	Replace pool safety rings
Pool Vendor	Complete	Cooper Pools new vendor. Had been tabled for several months because financials
Post Storm Debris	Complete	Removed debris post hurricane
Pressure Wash	Complete	Sidewalks by Splash Pad
Pressure Wash	Complete	Amenity, Tot Lot Awning, Utility fence on Mont. Bell
Rust Control	Complete	Had a rust removal scheduled in community from when the system went down
Security	Complete	Install new security systems at both Amenity Centers (Cards, Cameras)
Security	Complete	Entry gate at UPW Amenity Center needs repair
Security	Complete	UPW back gate repair. Power and new button needed
Security	Complete	Install motion sensor system at Amenity Center to enhance security
Security	Complete	Camera relocation on South side of Amenity by bike rack
Security	Complete	Added a 180-view camera to the front of the Amenity Center
Sidewalks	Complete	Removed liabilities by patching cracks on CDD sidewalks following audit by Breeze
Sidewalks	Complete	Grinded sidewalks to free of us liabilities following audit by Breeze
Signage	Complete	Replaced several signs throughout community, added some per county regulations
Signage	Complete	Removed DR Horton signs in community
Splash Pad	In Progress	Made it operational from an inoperable state prior to takeover. Making continued repairs in conjunction with the new pool vendor

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Splash Pad	Complete	Repainting of Splash Pad
Street Signs	Complete	Straightened, repair and replace as needed. Do permanently straighten signs new hardware is needed at most locations to replace the 'cheaper' hardware from original install. Had been tabled after we made patch repairs to leaning signs
Tot Lot	Complete	Spring Rocker replaced with new one
Tot Lot	Complete	Installed new playground mulch in tot lot
Tot Lot	Complete	Fixed the damaged entry gate and wood structure
Tot Lot	Complete	Fixed water fountain from having sand thrown down drain
Tot Lot	Complete	20x20 Game tile replacement in tot lot
Tot Lot	Complete	Replaced damaged bench in tot lot
Vandalism	Complete	Clean up UPW Bathrooms and kitchenette areas
Vendor	Complete	Replaced Landscaping, Pool, Janitorial and Holiday Lighting Vendors
West Pool	Complete	Change pool returns to prevent future staining
West Pool	Complete	New pool filters
West Pool	Complete	Fix spraying fountain nozzles
West Pool	Complete	Replaced autofill
West Pool	Complete	Replace broken and missing depth markers
West Pool	Complete	Fixed damaged pool feature nozzles
West Pool	Complete	Replaced broken pool pump
West Pool	Complete	New Pool grates installed
Wood Structures	In Progress	Project nearing completion. Waiting on Board approval for the vehicle bridges and entry tower. All other wood structures have been stained.

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Item	Status	Note
Amenity Center	Complete	Added door stoppers to various gates and doors
Amenity Center	Complete	Installed hop door handle on interior clubhouse doors to keep vandalism at bay
Amenity Center	Complete	Repaired A/C and duct system in Amenity Center
Amenity Center	Complete	Replaced door handles on bathroom doors
Amenity Center	Complete	Replaced fixtures in bathrooms that were damaged
Amenity Center	Complete	Fixed damaged bathroom stalls
Amenity Center	Complete	Fixed damaged urinal ripped off wall
Amenity Center	Complete	Utility fence repaired
Amenity Center	Complete	Repainted the interior of the Clubhouse
Amenity Center	Complete	Pressure washing of Clubhouse
Amenity Center	In Progress	Implemented Pool Monitor program
Amenity Center	Complete	Electrical work, fan replacement
Basketball Court	Complete	Repaired fence
Basketball Court	Complete	Replaced hoops multiple times, including new permanent structure and soon to install heavy duty backboards
Bridge Repair	Complete	Repaired walking bridge to West Side
Bridge Repair	Complete	Replaced worn wear deck on vehicle bridges
Dog Stations	Complete	Added many dog waste stations throughout common areas
East Pool	Complete	Equipment fixed
East Pool	Complete	Paver repairs

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Item	Status	Note
East Pool	Complete	Replaced pool safety rings
East Pool	Complete	New pool returns installed
Electrical	Complete	Added lighting to mailboxes
Electrical	Complete	Added power and lights to tower
Electrical	Complete	Added power to bridges for holiday decorations
Fountains	Complete	Multiple fountain repairs as needed
Gym	Complete	Replaced glass on gym entry door
Gym	Complete	Maintenance and repairs to gym equipment
Gym	Complete	Repainted walls
Holiday Lights	Complete	Launched new holiday light system for community
Hurricane Prep	Complete	Secured community assets through two hurricanes and quick turnarounds for reopening the following days
Irrigation	Complete	Various irrigation repairs throughout the community
Irrigation	Complete	Initiated rust control service and cleanings for the community
Landscaping	Complete	Implemented new annuals rotation for community entrances
Landscaping	Complete	Trimmed palms several times with approval
Landscaping	Complete	Replaced mulch in community
Misc	Complete	Coordinated with development on repairs and replacement of several golf cart panels on Wyndfields
Pest Control	Complete	Initiated pest control servicing contract
Ponds	Complete	Fixed multiple areas of pond erosion
Ponds	Complete	Worked with aquatics vendor to treat and remove nuisance vegetation in retentions

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Item	Status	Note
Security	Complete	Installed new cameras at Amenity Center
Security	Complete	Installed new camera at basketball court
Security	Complete	Gate and door repairs repairs, such as installing industrial grade door closers
Security	Complete	Installed new floating exit buttons for better access control at the east pool
Security	Complete	Installed motion sensor system at Amenity Center to enhance security
Sidewalks	Complete	Removed liabilities by patching cracks on CDD sidewalks following audit by Breeze
Sidewalks	Complete	Grinded sidewalks to protect the CDD of liabilities following audit by Breeze
Signage	Complete	Added signs to bridges and no parking signs to townhome areas as requested
Street Signs	Complete	Straightened, repaired, and replaced street signs as needed
Vendors	Complete	Brought on new pool, landscape, janitorial, and security vendors to enhance service