

LAGUNA LAKES COMMUNITY DEVELOPMENT DISTRICT

PREMIER DISTRICT MANAGEMENT

3820 Colonial Boulevard - Suite 101 ▪ Fort Myers ▪ FL 33966

Phone (239) 690-7100 ▪ Fax (239) 214-6074

Irrigation System Overview:

The Laguna Lakes irrigation system is comprised of several different parts and maintained by several entities.

The Laguna Lakes CDD operates, maintains and repairs the irrigation delivery system. This includes the irrigation pump up to and including the valve boxes and contents therein. The CDD is responsible for the **delivery** of water to the valve boxes.

The Laguna Lakes Community Association and sub-associations maintain the irrigation distribution system servicing private property, including the sprinkler lines behind the valve boxes up to and including the sprinklers and rotors. The LLCA/sub-associations are responsible for the **distribution** of irrigation water in individual yards and common areas.

This division of responsibility is memorialized in the Agreement Related to the Irrigation System within the Laguna Lakes Community Development District, dated 11/16/2009, and signed by the CDD and Community Association. The specific irrigation obligations of each sub-association are also memorialized in the governing documents of each parcel.

Specific responsibilities are outlined below.

CDD Responsibilities:

- Operate and maintain the irrigation pump
- Deliver water from the pump to the valve boxes
- Operate and maintain the irrigation mainlines between the pump and valve boxes
- Maintenance of the valve boxes and contents, including decoders and solenoids
- Operate and maintain irrigation timers (also known as controllers or clocks)
- Irrigation schedule management
- Clean/repair stuck valves
- Address irrigation mainline breaks between the pump and valve boxes
- Perform operation checks on all zones from timers

LLCA/Sub-Association Responsibilities:

- Operate and maintain sprinkler lines from the irrigation valve boxes to individual sprinkler heads
- Address sprinkler line breaks/leaks from the irrigation valve boxes to individual sprinkler heads
- Maintain all sprinkler heads and rotors, and replace when necessary
- Adjust sprinkler heads for coverage/aim
- Unclog sprinkler heads or rotors
- Perform regular wet checks of sprinkler system

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Current Maintenance and Reporting Process:

The CDD realizes that each homeowner may not know whether their irrigation concern is the responsibility of the CDD or Association, so the CDD has developed an irrigation hotline for residents to report these concerns. This is an automated phone system, and based on the homeowner's sections, the message is either sent to the CDD or the sub-association. Once the message is verified by either the CDD or HOA, a work order is created by the appropriate party to address.

Irrigation hotline: 239-426-7006.

If either party notices an irrigation maintenance item that needs to be addressed by another party, the hope is that staff will communicate this. For example, when the CDD's vendor notices broken sprinkler heads, it is reported to the sub-association. If the sub-association's vendor notices an issue with a valve box while performing wet checks, it should be reported to the CDD.

The CDD's work order log is emailed out to CDD and HOA contacts once a week. When the HOA receives wet check reports, the CDD would appreciate a copy of the report, whether it is weekly, monthly, etc.