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Andy and Mary met with David Markovitz on 7-30-16 at Pelican Point Condo. David was referred to me by Sherry Ciccone, who is a real estate agent of mine, and who also works for Steve Ondrejka. Steve is a very respected builder in the area, and David is also a close friend of Steves.

I originally talked to David at 5:00 PM on Friday, and he said he could meet us at 9 AM on Saturday, which he did. He appears to be very knowledgeable about pests and termites, and answered all of Mary and my questions. We spent about an hour, going through 5 units as he answered all of our questions, and pointed out many things, all of this for no charge.

When I looked up his companies records, he has been in business as Maximum pest control since 1997.

B-4 - SANDERS





In the kitchen, there is fresh termite fecal matter (which is referred to as '*FRASS*') piled on the counter. This was not there 2 weeks ago. It is white when it is fresh. Over time, it turns black, which is why it then looks like "coffee grounds".

David immediately said this is dry wood termite droppings, which is indicative of dry wood termites, and mentioned that it was a lot. He also said it looks like the dry wood termites are somewhere in the cabinets. He mentioned, that it does not take too long to make a pile like this, depending on the infestation.

Mary said this is the 3rd or 4th time that she saw droppings in this condo. Mary Helen, who rented Lois's place, kept getting them, no matter how many times Joe came out to treat them.

We could not see any holes in the cabinets.

Noticing the cabinets were new, I asked David if this is how the termites got here, and he said confidently, yes. He said this is how you get dry wood termites, and powder post beetles, which are mainly in wicker. So, watch when you buy furniture, because you may be bringing in powder post beetles or dry wood termites.

Since all of the cabinets look infested, and the problem has been recurring, it looks like the dry wood termites were IN the cabinets when they installed them.

David said the termites do not go after the front of the wood that is treated. They can not penetrate treated wood. They are in the exposed untreated parts, which is probably on the backside, which means they were probably already there when they put the cabinets in. David said he sees it all the time where people get good deals on cabinets that have been laying around for while, and while

they are laying around, get termites in them. It is very likely they can spread to other pieces of furniture that is untreated. Once they find something they like, they are going to stay there, and this is real soft wood for the cabinets, so they are going to love this.

The termites look like maggots with legs, and fly. They start swarming when we get our first pounding rains in the spring. This may have been what happened to John Picanos place.

Carpenter Ants and termites have the swarm seasons.





David inspected the inside of the cabinets and the tops of the cabinets. The matter was prevalent in all of the cabinets.



There was FRASS on the tops of the cabinets.



Here is a shot of the top of the cabinets. All of the wood on top is unfinished (not painted or sealed), and that is what they love as it is easy for them to access. If it were painted or clear sealed, that would prevent them from accessing the wood.

To remedy the situation:

1. Take all of the cabinets off the walls, because it may be an issue where the walls are not finished or painted, and that could be where it started, and they moved into the cabinets. It is more efficient and more cost effective to take the cabinets off, treat the cabinets and the walls, than it is to tent the building.
2. Treat all of the areas of the cabinets where it has untreated wood (back, underside of the drawers) with Timbor. Timbor is an insecticide, fungicide and wood preservative for the protection and treatment of lumber against fungal decay and wood destroying insects (including termites, beetles, and carpenter ants). Timbor gets its preservative power from the active ingredient DOT (disodium octaborate tetrahydrate). Timbor soaks into the wood. Termites really like the cellulose in the wood. Cellulose gives the wood its strength, and is a long chain of linked sugar molecules.

David didnt really recommend having to do the bottom cabinets, only the tops because of the evidence of frass.

David's company does not remove the actual cabinets themselves, and put them back. He said to have a handyman or company remove them and put them back up. While they are off, he can then treat them. If we do not have a company we use to take down the cabinets, he can sub out the work for someone to come and remove the cabinets and bid it all out together.

David recommends this method over tenting, because it is less expensive, and will leave a residual residue which will be a long term treatment, as compared to tenting.



If this in fact came in through the cabinets, then the board may not be responsible for the treatment, since they were brought in with the cabinets. This is something we will have to discuss.

B-5 Maidens

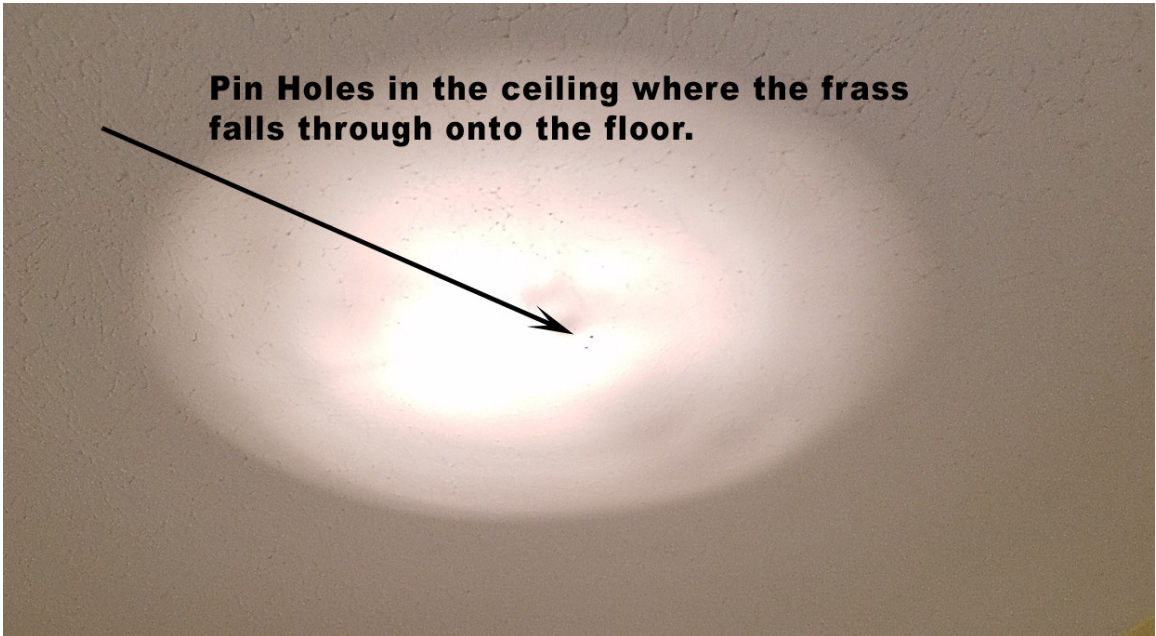
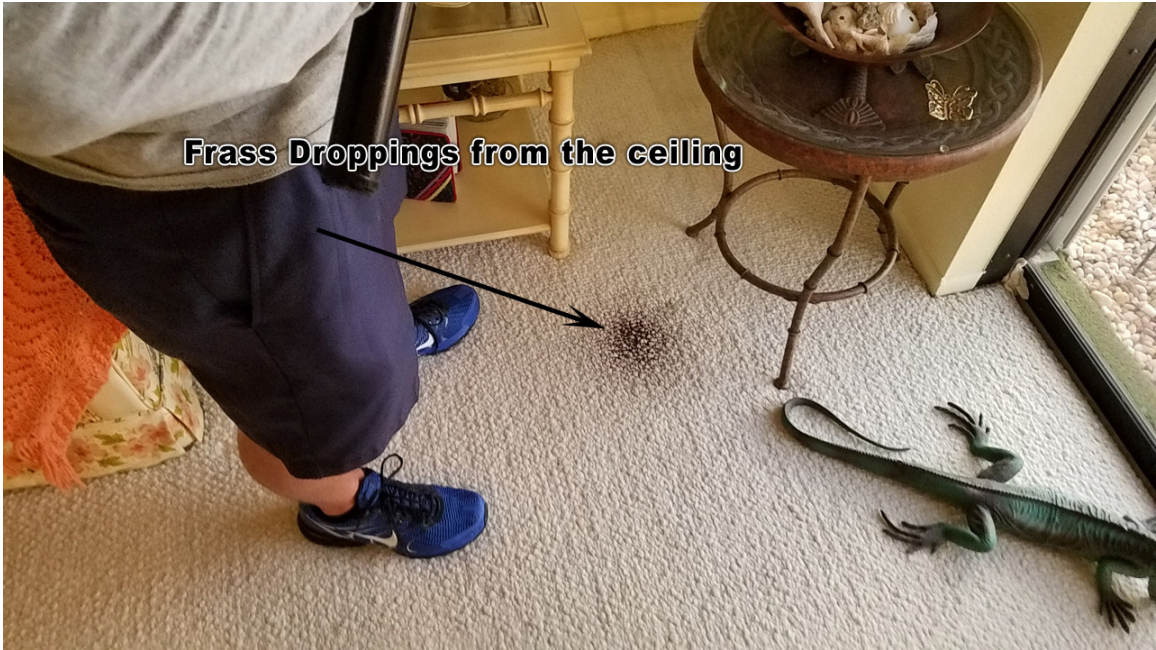


David checked Maidens unit's kitchen cabinets, which are directly behind B-4's kitchen cabinets. The difference here is that there is a void space above these cabinets, where in B-5, it was taken away with the new cabinets. It is possible there is termites in that spacing, although there is currently no evidence to support it. When David looked into the cabinets, they were clean of frass.

The older style cabinets are here with the formica. The termites like the construction grade newer cabinet wood than the older wood.

If the cabinets were treated in the B-4, they would also foam inside the shared wall, which would benefit B-5.

B-1 Babe's



The black frass on the floor in B-1 is a result of the nest being in the ceiling, and the frass being up there for awhile. When the nest is too congested and the termites need to move on or make room, they put a kick out hole in the ceiling, and push all of the old frass out of the hole, which ends up falling on the floor. Also, the termites then come out of the whole in a swarm in order to find and build a new nest. To resolve this, David puts foam up in the area where the hole is. With walls and voids, you can foam with a foam machine. The foam machine carries and applies the termiticide which leaves a residual. Termidor is the best

product for foam applications for termites. The holes should be filled with Termidor. They make a termidor dry which is made just for stuff like this. David says any frass whatsoever is a sign that they have been there, but being that it is black, older frass, is less of a red alert than if it were white.

Babe had a hole in another room, and the current company just patched it up, and did not put foam up in there. David was a surprised they did not foam before they patched it up.

He did say these were localized, but came from up above in the ceiling, originating from the outside. If this is the case, this may then be the responsibility of the HOA since it is originating from behind the drywall. This is something we will have to discuss as a board.

David did not seem alarmed by this hole in the ceiling with the frass on the floor, as we said it is a pretty quick fix.

C2 - Greenwood



Mary said C2 had a lot of dark coffee ground frass coming out around the bay window, which was simply cleaned up. Mary indicated that we may replace the wood around the bay windows and caulking.

David: There is a big box here, they probably got in from the outside. Painting the wood where it is cracked will keep the termites from attacking the wood that is painted. Also, caulking. The both of them together will go a long way.

Since the frass were in a position on the ground similar to babe's condo, David thought they came in through a hole in the ceiling. We could not see a hole in the ceiling, however David said the hole can be the size of a thumb tack, and be really hard to see. They kick out the excrement, and use these holes for swarming. The reproductive females come out looking for a new nest.

The only thing David would recommend here is foaming the box.

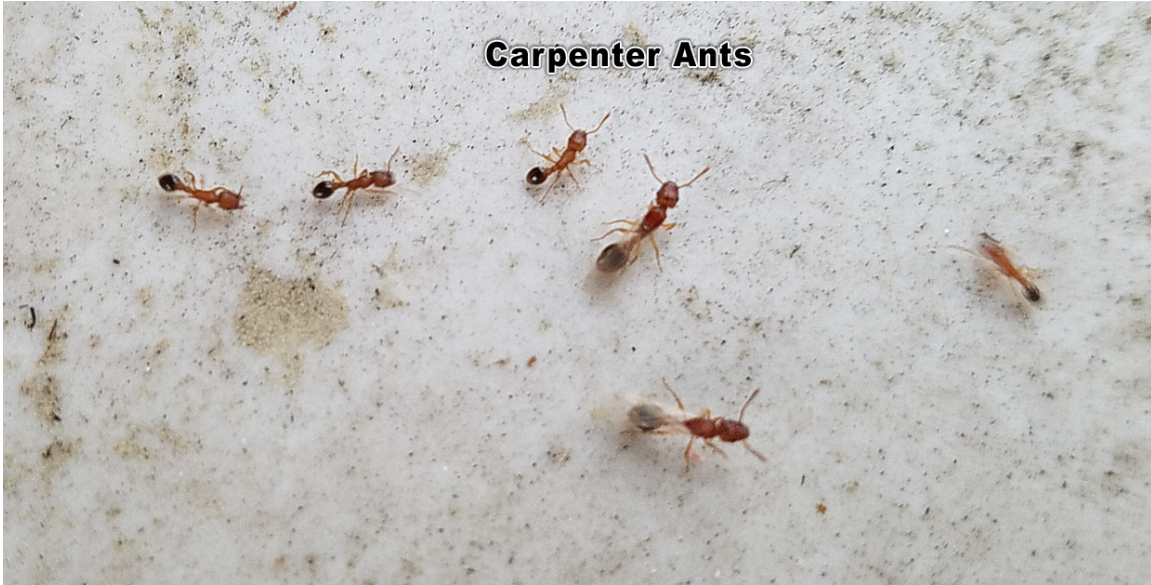
D-5 Kovacic



Over by the bay window, in the right hand corner is a few wings. They show up every so often. David said these are dry wood termite wings. They either came from a hole somewhere, or because they are nocturnal, they swarm toward the light, thinking it is out. This box is a big void and needs to be foamed.



This is the hole where they may have come out.



These carpenter ants are on the lanai of D-5 and were photographed the day before David came out, on 7-29-16. David said they are nocturnal, which means they come at night, which is when they do their damage. They may hang out a little bit in the morning. They are most likely in the root system, somewhere in the shrubs, they like to nest in and around wood. They like to live near the trees. They have mandibles underneath their mouth that like to splinter wood. They look for softer damaged wood already, and exploit it. These ants need to be addressed as they are wood destroyers, as they fly and swarm. When David comes out to do a perimeter service, this is something that is addressed, as they power wash around the trees.

To tell the difference between carpenter ants and termites, is that the carpenter ant has 3 segmented body parts, and the termite has one body.

C-4 Picano

Mary described John's condo to David when he had an infestation of thousands of wings littered throughout his unit. The company drilled holes every 12 - 18 inches in every room, and sprayed the foam in there. David said that is what he would have done too.

General Information

David is a full service company, they handle lawn, tree, shrub, pest control, termite, residential, commercial. They also do mowing and pool.

In regards to treating the soffits, David mentioned they do not necessarily need to be treated, if we are not having a problem there.

Generally speaking, dry wood termites are localized in nature, meaning they do not necessarily spread throughout an entire building, which means you do not have to necessarily treat an entire building.

By contrast, If we were dealing with subterranean termites, that is when we would want to treat the whole area. We would identify sub terranean termites with the amount of damage they cause. Usually people find they have them when they hit a baseboard, and the baseboard crumbles. They also do not have the kick out holes, like the dry wood termites do. They make mud tunnels to re-moisturize themselves.

One other type of termite in Florida is Formosan termites. They are more aggressive as they go after stucco and plaster. They are alot more dangerous. You could tell if you have them by the naked eye.

All termites have wings and body.

Swarming means they are looking to reproduce and look for a new place for their nest.

Tenting, fumigation, clears everything out of a building, but after that, there is no residual. If the whole building is infested, or if places are inaccessible.

David would do a similar treatment program as JV buggs, including a preventative maintenance program, along with some drilling into walls and foaming.

Borate treatments on any exposed wood, caulk around the outside, treat any of the outside exposed wood.

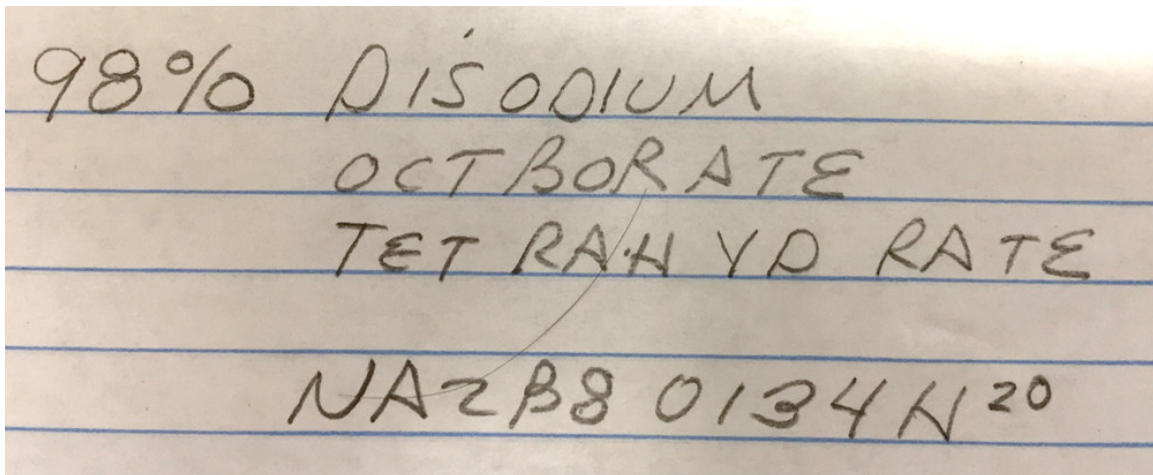
Can send us bids for general pest control.

Mary said John Picano said we have a pest control company that comes around and sprays inside the condos once or twice a year, but has not come by yet. We then have someone else that comes around and do the grounds.

David would recommend doing an outside perimeter of all the buildings, do a complete sweep and treat all the outside areas and around the outside which would address termites and carpenter ants. Then if there was a problem with any of the inside of the condos, they would come back and treat that at no extra charge. We would give each unit owner a magnet who they can call directly to have him come out. He said the main problems happen on the inside when termites are brought into the unit. Other than that, the problems are the tiny ghost ants and an occasional cock roach when it storms, and the millipedes.

David can also offer a fertilization for the grounds. He said he can offer us services at a cart, and we can create the package that fits us.

David did mention that he wont be able to guarantee not having a problem, if he only treats the grounds once a year. So it sounds like, to be proactive, we need to have a treatment at least every 6 months.



I asked David what these chemicals are. He said these are all the scientific names and people like to use them instead of the common name, because if a common name was given, you could go to the store and buy it. This (DOT) is the active ingredient in Timbor.

I will get some bids from David, and send them out next week when I get them.

PALM TREES



Palm Weevil

Mary talked about the palm trees, and David seemed knowledgeable about the trees. He mentioned that carpenter ants do not destroy palm trees, but palm weevils will.

David said many times trees will get Misdiagnosed as having a disease, when in reality, the tree has palm weevils. Being misdiagnosed as a disease, and then treating for the disease, the tree still dies because of the weevil.

Some common palm tree diseases:

- "Frizzle top" is caused by a manganese deficiency
- "Lethal yellow" is a disease of the palm tree.
- "Ganoderma": If a palm gets this, it will die, and you can not safely plant another palm in that location. (6-8 feet away) You need to remove the tree asap.



Ganoderma

David: Christmas, Royals and foxtail palms are self trimming. Since the royals are so big, there is a safety concern when the branches fall. Christmas and foxtails have smaller pods and is less of a clean up issue.