



EXHIBIT: Vantaca Workflow & Safety Automation

Subject: Failure to Utilize Existing Compliance Tools

The Vantaca platform, which FSAM funds through its management fees, is designed around “Action Items” and “Guided Workflows.” These tools are intended to ensure recurring tasks—such as daily pool chemical testing—are completed, recorded, and visible.

1. Automated Task Tracking (Action Items)

- **How it works:** A recurring “Action Item” can be scheduled for daily water testing and assigned to a specific role (e.g., Designated Adult Supervisor or staff).
 - **The Record:** Each entry is timestamped and tied to a user, creating a consistent digital log that is more reliable than paper records.
-

2. Escalation Rules and Alerts

- **Missed Task Visibility:** Vantaca can be configured so that required tasks not completed by a set time (e.g., 10:00 AM) are flagged as overdue.
 - **Escalation:** Overdue or incomplete tasks can be made visible to management and leadership through system alerts and dashboards.
 - **The Record:** The 07/24/2025 inspection report noted missing logs. In a properly configured system, missing required tasks would be visible immediately—not discovered later.
-

3. Board-Level Visibility (Vantaca IQ)

- **The Dashboard:** Vantaca provides dashboards that allow Board members to view operational and compliance-related activity.
 - **The Gap:** These tools provide visibility into whether required tasks are being completed. The record raises questions about whether these capabilities were used to monitor pool safety operations.
-

4. Integration with Testing Systems

- **Capability:** Modern testing systems can integrate with management platforms, reducing manual entry and improving consistency.
 - **The Gap:** Reliance on manual processes increases the risk of missed entries, inconsistent records, and delayed awareness of unsafe conditions.
-



Summary for Residents

We are paying for a modern management platform capable of tracking safety-related tasks, yet key processes appear to rely on manual methods.

- Tools exist to track required safety checks
- Tools exist to identify missed or incomplete tasks
- Tools exist to provide visibility to management and the Board

Vantaca is not a new tool—it is already paid for by homeowners and already used to track approximately \$1,500,000 in annual resident payments.

The Question:

If systems are in place to track financial activity, why are comparable controls not clearly in place to track safety-critical operations?