

PROPERTY MANAGER REPORT
FEBRUARY 29, 2012

CLUBHOUSE:

- **Pool:** Swimming pool valve leaking, need to replace valve, waiting for proposal, spa running well.
- **Kiddie Pool:** I have been searching for water paint on the internet that will not fade away the color from chlorine. This special paint has been holding us up in getting the mushroom fountain painted. I have found a paint company now and will be ordering the paint as soon as I hear from Mr. Schlorke, a resident homeowner, who will be painting the mushroom for us.
- **Gym:** The True Treadmill, digital console stopped working two weeks ago. It has been repaired and a new digital replacement was installed for \$84.00. The regular monthly maintenance was completed on the other equipment and everything is satisfactory.
- **Armand Pest Control** was called in for Sugar Ants in the office, staff area and kitchen and is under control. The monthly service is completed.
- I am waiting for the insurance information on the binding for the carpet in the great room. Should have everything back by the end of this week.
- Dianne and I had a meeting on February 15th with Diana Fodering and Sandy Bennett, Property Managers, for the majority of the Villages in Madison Green. We discussed trying to share information and find solutions with the delinquencies. Our meeting went very well and we will meet again in the next few weeks to discuss more ideas.
- The golf cart is now being stored in the yellow, fenced in dumpster storage area in our parking lot. Fred will be locking the wheel and chaining the cart for security purposes. I replaced the 4 yard dumpster with a 2 yard dumpster in order to give more room for the cart. The 2 yard dumpster will still serve us well even though we cut back on the size.

COMMON GROUND:

- **SBT Irrigation:** Sprinkler's checked this month and 15 pop up mists replaced. A small break line was repaired within a two day period. It was not reported to me until Fred brought it to my attention. SBT has been told many times to report any problems and it's not being done.

At our last BOD meeting, SBT quoted \$2845.00 for 3 screens intake screens in the lakes. I called another irrigation company named, Superior Sprinkler, and spoke to the owner, Mr. Bob Jackson, and asked him to give us his evaluation on our irrigation system and screens. Mr. Jackson recommended another manufacturer for the screens that includes twice the flow into the pumps, a safety factor, plus 2x the manufacturers' recommendations for \$2825.00. Superior also gave another quote for \$2100.00 but highly recommended the other product. Bob pointed out the screens in our lakes were not sunk deep enough and this exposes them to sunlight making them crack and yellowing. Periodic maintenance would have prevented this from happening.

I spoke to Ben at SBT last week about the proposal he gave us for the screens. He told me because they were all installed at same time and some of the villages had to have their screens replaced that we should change them out as a preventive maintenance.

I disagree with his thinking because he never looked at them to see if they are really in bad condition or not.

- **Landscaping:**
Just to let everyone know an infectious fungus is attacking and killing Impatiens flowers. It's called "Downy Mildew" and spreading like fire. All nurseries can no longer sell Impatiens and must destroy them and probably will not be available for a few years. New Guinean Impatiens and Begonias are recommended for the replacement flowers.

Eddy should be installing the next phase of the Foxtails in the next week or two.

I am in the process of getting proposals for the landscaping yearly contract which will expire in April. I would like to table this for the March BOD Meeting.

- **Tennis and Basketball Courts:** The tennis court and basketball court lights were replaced on the 10th of February. There were a total of 11 new lights and 11 new ballasts installed. Five fuses were also replaced with new ones.

I would like to mention that the tennis court is looking warn, water is seeping into the surface and bubbling is occurring. Also a lot of the windscreens need replacing, shall I get some proposals?

- **Palm Beach Aquatics** installed 300 Carp in the lakes on February 16th with the help and assistance of Fred. Everything went well and hopefully, we shall see results in a few months.
- Fred is pressure cleaning the two pavilion roofs on Crestwood Blvd. He has completed the pavilion roof on the west side. The clubhouse and the spa pavilion roof will be pressure cleaned by our new vendor, Derek Stykes, tomorrow morning.
- Dianne and I have started to take on the responsibilities of the Estoppels and I would like Dianne to report on this each month starting today.

GOLF CLUB:

I have spoken with Michele and Todd about the MarBar food sign at our front door entrance to our clubhouse. Todd has assured me that a new sign has been ordered. He asked for the sign to stay another week or so until the new one arrives.

I still have no information from the Village of Royal Palm Beach on the removal of vegetation from the preserve areas.

Respectfully submitted,

Lynn Linfante