

PROPERTY MANAGER'S REPORT
BOARD OF DIRECTORS MEETING

April 23, 2014

Pools:

The pools and spa have been operating normally, nothing to add this month. I have found covers for the twelve poles for the cabanas at the back of the pool. I received a bid from our previous contractor, Jones Awning who installed the shade and poles in the playground area. To be discussed at the board meeting.

Gym:

The Magnum all-purpose hi/ low pulley machine's cable snapped off the track recently and a new cable has been replaced. The technicians have never seen the cable snap the way it did in all these years of servicing this machine. Again, we were told the residents are not properly using the machines correctly.

Gym remodeling: I have been working on the Scope of Work for the gym expansion addition and it is now complete. The next step will be to mail to contractors so they can resubmit their bids. I am also working with the two gym specialists to evaluate our equipment.

Porticos:

Sealing on the front and back porticos was completed yesterday. Last week there were periods of rain that kept the contractors from starting the job. The repair work must be 100% dry within a 24 hour period. The two side doors which is the meter room and electric room on the east side of the clubhouse were also sealed with the temporary repair.

Beautification:

Royal Palm Trees in front of clubhouse center round about: I have been working with the beautification team and speaking to contractors about addressing the Royal Palm tree root problem. I have been fortunate to speak with two arborists and a professor at the University of Florida and they agree that the aerial roots can be surface grounded.

Landscaping:

High Standard's landscapers removed the faxahatchee bushes and installed the sod at the east side of the parking lot next to the Clubhouse. SBT Irrigation was notified and has the sprinklers on several times a week.

SBT Irrigation:

We had a small ¼ inch break in the line in front of the tennis courts. The water was shut off in the clubhouse for about an hour yesterday and everything is working.

Lynn Linfante, LCAM