

PROPERTY MANAGER REPORT

April 27, 2017

CLUBHOUSE:

SECURITY: ADT Security was called in this month because an electrical adapter connected to the burglar alarm panel was hot to the touch and I was concerned that it might over heat and cause a fire. The adapter was replaced with a new one and the system was also checked while the technician was present and everything is working properly.

GYM: A service call was made by Pro Fitness to check two treadmills, one was making clicking noises and the other the speed center on the console was not working. Both machines were repaired and working.

LANAI: The A/C in the lanai has been leaking Freon for a while. Unfortunately, the A/C stopped cooling and American Refrigeration and A/C was called in right away. The technician replaced and installed an evaporator coil which took over two hours and two men to complete. A copy of the invoice is being submitted to the Board for approval.

CLUBHOUSE ROOF CLEANING: The Clubhouse roof, gutters and porticos as well as the pavilion roof by the pool spa was pressure cleaned by Derek Sykes Pressure cleaning Company on April 10, 2017.

STAFF: We hired a new employee last week Linda Wong to join our staff. Linda has started her training last week and we welcome her to Madison Green.

COMMON GROUNDS:

ANNUAL BACKFLOW PREVENTION: The annual testing is required by the County of Palm Beach on the backflow devices at the front of the Clubhouse. The test was completed on April 25, 2017 by Buckeye Plumbing.

COMCAST: Comcast has started digging in Madison Green. The crew started at Wyndham and then moved to Fairfax. They should be at Oakmont, Pinehurst and The Estates this week and will then move to the north. A letter from Comcast will be mailed out this week to the property owners at Wyndham and Fairfax Villages to explain the fiber optics. Letters will be sent to the other village residents as the construction company moves along.

TENNIS COURTS: Three lights were out on the tennis court and should be repaired this week.

LANDSCAPING: Pedro, our grounds man from Mainguy, removed the tall bush grass by the parking lot and replaced with sod.

Mainguy also fertilized all the bushes, palm trees and turf. The seasonal flowers (Coleus) were also planted last week.

The Magnolia trees in the front of the Clubhouse have started to bloom. Three of the four dwarf Magnolias are doing really well. A good spot to move them to is being considered at the back of the parking lot on the hill between Crestwood Blvd sidewalk and the parking lot.

Mainguy also removed two dead palms trees, one on Grand Oaks Blvd, by the Estates front gates and the other on the north side berm on Pine Rd by the Lexington Village.

IRRIGATION: Image Sprinkler Systems had their monthly maintenance inspection on the entire property this week. We are in a drought right now and watering according to Palm Beach County is going to be two days a week instead of three. It will go into effect, May 1, 2017.

Respectfully submitted,

Lynn Linfante, Property Manager