

PROPERTY MANAGER REPORT

April 29, 2015

CLUBHOUSE:

POOL: The spa and main pool are in good working condition. A few of the floaters that float on the rope which separates the main pool are cracked and worn so Living Waters will order new floaters for replacement. The kiddie pool auto fill valve which keeps the water level at all times had a small leak and Pedro from Living Waters was able to repair it within a day. Also Pedro noticed the heater for the kiddie pool was leaking from a plastic valve. Pedro was able to repair it while he was still on property.

The old patio chairs were all replaced with the new beige colored strapped chairs and look great. Many compliments were received from the residents. Fred Rios has been re-painting the small white round tables with a beige paint to so all the patio furniture blends in.

GYM: The newer elliptical display module did not function and was replaced with a new one and had a loose belt was also replaced.

COMMON GROUNDS:

LAKES: I spent time with a new contractor for a second quote on the bubblers.

After speaking with Chris York at Superior Waterway Services, his electrician has informed us that we cannot tap into the small underground FPL electrical boxes by the street light poles we previously thought we could use. We can use however, the large FPL electric meter boxes with transformers to get electricity for the bubblers. This would cost about \$2800.00 per system including trenching and permit fees. We would also have to get permission from the homeowners to dig a trench between their houses.

The bubblers in the lake at the Lexington Village had a blockage probably from the shells that are turned from the aeration. Everything is now working correctly.

LANDSCAPING: Eddy Smith from High Standards has started to remove a lot of the dead flowers at the front entrance due to the heat and high temperatures we are experiencing. We also lost some Ixora plants on the Okeechobee berm due to a valve problem at the irrigation clock, which has been repaired.

IRRIGATION: SBT had been called in to repair two valves on separate clocks. One was at the Wyndham lake area and the other was on the clock that takes care

of the front side walks by the Walden entrance. Three cylinders were replaced in both clocks and now there is an issue with the wiring. SBT is checking all the wires because there may be a loose, split or cut wire.

TREE TRIMMING: Perkins Tree Trimming has not removed the 25 ft. Royal Palm tree on the east side of Crestwood Blvd as yet. Perkins insurance was not up to date and their certificate had expired at the Village of Royal Palm. Everything is current but now I am waiting for the approval from the Engineering Department for a Traffic Right of Way Easement Permit.

Respectfully submitted,

Lynn Linfante, LCAM