

# PROPERTY MANAGER REPORT

August 31, 2016

## **CLUBHOUSE:**

**POOL:** Living Water Pools started working on the 10 HP pump housing at the main pool last month and while taking apart the unit found the motor rusted and corroded. Living Water Pools suggested MGMA purchase a new cost efficient stainless steel motor with a 3 year warranty while the old motor was in the shop to save on labor cost for \$1100.00. It was installed on August 17<sup>th</sup>.

**SPA:** Living Water Pools replaced a Spa motor on August 8, 2016. There are two motors that operate the Spa, one for powering the jets and the other for the filter and chemical system. The filter and chemical system motor was the one that went bad. This same motor was replaced back in 2014 and had a one year warranty. The new motor cost is \$400.

**GYM:** The 7.5 ton A/C that supplies air conditioning to the gym stopped working after a power outage several weeks ago. We were told by two contractors that we needed to replace the entire A/C system, with pricing around \$9000. Another contractor insisted our outside unit (condenser) was in good shape for a 7 year old unit, that we should replace only the compressor and clean the coils and it should last several more years. We got 3 new bids for compressor replacement and it was installed August 17<sup>th</sup> for \$2650 with a 5 year warranty.

The Physio Step recumbent bike broke down a few weeks ago. Pro Fitness checked the bike and found the display board panel was the problem. The warranty had expired and Pro Fitness said the cost would be \$479.00 for a new display. Scott, at Pro Fitness believes we will be spending good money after bad ordering parts for this bike because it's weak and getting weaker. He has given me two proposals for a Bio Step and a Rex recumbent bike. Please see proposals.

**OFFICE:** The front desk computer locked up a few weeks ago. Dianne called in Gina at GPC Computers and she believes it was the beginning of a virus and repaired the problem. Carbonite software was also not backing up and Gina was able to correct this at the same time.

We recently hired two new staff members, Lisa Rosovich and Gale Coletta. We are sad to say Renee Heins is leaving Madison Green and we wish her the best.

**WATER COOLER:** The water cooler in the gym had a leak and we contacted All Pro Plumbing, our present contractor. He had to order special parts from the manufacturer but they were all under warranty. The water cooler was repaired on August 23<sup>rd</sup>.

## **COMMON GROUNDS:**

**IRRIGATION:** We have had several small breaks this past month and the large one on Pine Rd which was approved at last month's meeting. The irrigation pump has also been giving us problems. The pump is operational; however, it will not shut off. Fred Rios is able to manually shut it off and turn it on daily. I will be having our new A/C technician look at it next week. He has worked on irrigation pumps in the past.

HOLIDAY LIGHTING: I have spoken to several holiday lighting contractors and will have three proposals by the September Board Meeting. This year it would be nice to decorate the two pavilions on the east and west side of Crestwood Blvd as well as the two east and west monuments on Okeechobee Blvd. Please see pictures for your review. I recently had an electric outlet installed on the west side pavilion and an outlet into the new electrical panel for the lake fountain on the east pavilion. These can be used for holiday lighting.

THREE TIER WATER FOUNTAIN: The trenching was completed for the installation on the lake fountain on Friday, August 19, 2016. On Monday, I spoke to the technician from Sansone Electric and he told me the work yet to be completed is: to finish the metered service to the FPL transformers, install two disconnect services and finish the receptacle at the fountain pump. Due to the weather, these jobs will probably take longer than expected. Todd Barhydt, our Rep from Vertex, told me once the electricians have completed the job, it would be another 7 to 10 days for Indian Trails Improvement District and Vertex inspections.

LEXINGTON LAKE: The Lexington lake bubblers are once again not functioning. I received a call from Vertex this week and a technician will be out there on Friday.

BEES: An Ashford Village resident informed me there is a problem with bees in the preserves next to her home. The bees are swarming in front of her home and on the walkway. She is asking if the Board to care of this problem. The cost to remove the hive is \$350.00.

Respectfully submitted,

*Lynn Linfante, LCAM*