

PROPERTY MANAGER REPORT

January 21, 2015

CLUBHOUSE:

POOL: There was another leak in two of the main pool heaters. It was the same plastic valve problem we previously had on other heaters and luckily Pedro from Living Waters Pool was able to repair it without cost to us.

GYM: The gym addition is finally completed. We have received many compliments from our residents. The electrical contractors recently changed out the sensitivity lighting and installed the lights back to a regular switch. The sensitivity lights were always staying on at all hours.

The new gym equipment and replacements will be delivered before the end of January. The Paramount machines are holding up the delivery. Everything is ready to be delivered and hopefully, Paramount will be in by the end of this week, if not the following week.

Howard Lipman with Chapco Construction will be installing the lower wall trim work on the two walls that were previously the kid's room. He hopefully will have this completed by the time we have the board meeting.

Fred Moorhead will be clearing out some of the items in the storage room behind the gym and installing new shelving this month.

The physician meter scales in the gym no longer worked properly and were replaced.

The new shades and cornice were installed in the gym area on Thursday, January 8, 2015. The new shades are very attractive and the installers did a great job. We were not in compliance with the cords, so we will be removing and installing new cords and tie backs soon.

The new 10 ton Ruud/Rheem air conditioner was installed on Saturday, January 10, 2015. Robert Yoder of Ro Mark A/C & Plumbing and four installers worked on removing and installing for most of the day. Mr. Yoder is still looking for a 3 phase breaker for the surge protector. He also installed a new thermostat in the office for more convenience.

PLAYGROUND: The play structure Dinosaur was not easy to take apart after all. There were three steel coils mounted and cemented to a large block of cement

underground which Fred was unable to remove. I had Howard Lipman look the situation over and he will be able to saw off the coils in the next week or two. Fred will be able to finish the job and at that time, I will have the synthetic turf company, South Florida Putting Greens, install a patch of new artificial grass.

BASKETBALL COURT: One of the basketball frames which holds the backboard in place had a pin rusted off and I am searching to find someone or company that repairs this kind of thing, until then the backboard is playable.

COMMON GROUNDS:

LAKES: Superior Waterway reported all the lakes for the month of January are clear and maintained. The bubbler in the lake at the Village of Lexington needed a slight adjustment to the bubbling action and was quickly repaired. I spoke with Chris York at Superior Waterway and he still recommends putting a bubbler in the large lake by Wyndham at Okeechobee and Crestwood Blvds.

LANDSCAPING: High Standards completed the last fertilization on the property for 2014. High Standards also completed the final plantings on the Okeechobee east berm, Pine Road and Grand Oaks Blvd center medians. High Standards will be installing new plants at both berms on Grand Oaks Blvd during the month of January. Eddy Smith was trying to hold off until the mulch arrived.

East Coast Mulch finally arrived on Tuesday, January 6th and 7th to install the mulch. This was the second phase of mulching which is a lighter installation than the first. They were here for about three days and did a good job.

HOLIDAY LIGHTS: The lights were removed by Zimmerman on January 14, 2015. It was a hectic holiday season with lighting issues. Hopefully, next time we will have a better season.

MONUMENTS: Fred will be starting to paint the east and west monuments on Okeechobee Blvd once the holiday lights are down. We have purchased all the paints and necessary supplies to get the job completed in a timely manner.

Respectfully submitted,
Lynn Linfante, LCAM