

PROPERTY MANAGER REPORT

January 26, 2017

CLUBHOUSE:

GYM: The By-Monthly service was completed on January 12th. New bearings for the Angled Leg Press and two new handles for the Paramount 300 Functional Trainer were installed.

POOL: Pedro from Living Water Pools replaced and installed four new steps for the step ladders in the main pool. The steps are now black in color because they no longer make them in white. A new rope was installed for the deep end of the main pool.

HEATERS: Several pool heaters were repaired this month. A fan motor and blade was replaced in one heater, two mother boards in two separate heaters, as well as a capacitor and new refrigerant in another heater.

CAMERA INSTALLATION: Castillo Electric completed the electric, trenching and new post for the installation of the five new cameras around the Clubhouse, basketball and tennis areas. The cameras should be installed by the Board meeting.

AIR CONDITIONERS: Maintenance was done on both the Gym and the Lanai air conditioners.

COMMON GROUNDS:

TREE TRIMMING: Mainguy Landscaping service will begin trimming all the palm and hardwood trees the first week in February. Every year we ask our residents to please not stop your vehicles and take the Coconuts that have been cut. Traffic builds up and accidents can happen. Palm Beach Sheriff's Office will have patrols on the roads also with warnings.

LANDSCAPING: The landscaping crew that trims the bushes and shrubs also spent extra time trimming and clearing out the Cabbage palms on the east berm on Okeechobee Blvd this week. The Cabbage palms were very thick and crowded with dried out palm fronds.

PINE ROAD: Fred Rios, our Facility Maintenance Specialist, has removed the roped off wooden stakes on Pine Road in front of Palm Estates Village. The wooden stakes were falling down and in need of repair. The area of grass that was roped off has been staying in good condition. The other stakes will remain until they have to be removed.

COMMON GROUND INSPECTIONS: Fred and I did our monthly inspections covering the common grounds this past week. One dead Queen Palm was found on the east berm on Okeechobee Blvd and will be cut down and removed along with the tree trimming next month.

We also noticed a lot of dry areas on the median and south and north berms along Crestwood Blvd. Fred and I will be meeting with Image Sprinklers on Wednesday, January 26th for another drive thru on the common grounds.

HOLIDAY LIGHTING: The holiday lights were removed by Christmas Décor. They did an outstanding holiday display this year. We received many compliments from the residents and they all look forward to next year's holiday decorations.

LAKE MAINTENANCE: On Monday, January 16th, Todd Barhydt from Vertex Water Features, Charles Larsen and I drove around all the lakes for inspection. The lakes were in good condition and extremely well maintained. We also noticed several of the bubblers in the Lexington Lake were not working and this was reported.

*Respectfully submitted,
Lynn Linfante, LCAM*