

## PROPERTY MANAGER REPORT

JUNE 27, 2013

### CLUBHOUSE:

- **Kiddie Pool:** The kiddie pool Diamond Brite repairs began on Monday, June 24th by Barefoot Pools and was finished today, June 27<sup>th</sup>. The kiddie pool should be opened tomorrow.
- **Spa:** The heater for the Spa has been irregular for some time and not giving the correct degree readings. Gulfstream Heat Pump, was called and they replaced a new thermostat which is now working properly and is under warrantee.
- **Main Pool:** I spoke to Pedro this morning from Living Water Pool, who informed me he found a couple of real small holes( about the size of a dime) in the Diamond Brite. These were the same size that started in the kiddie pool. Bernie Holmstock happened to be there at the time and suggested bringing back Tropical Pools for their opinion and document it.
- **Gym:** The 65 pound barbell was replaced in the gym and the By Monthly Maintenance was completed.
- **Playground:** The playground artificial grass installation is now finished. Putting Greens completed the job on Thursday, June 20<sup>th</sup>. The shade and the artificial grass really complement each other. The Golf Course was able to use the excess sand of about twenty yards and haul it away.
- **Armand Pest Control:** The pest control company was called to bait rat traps after two rodents were recently spotted.
- **Great Room:** The artificial plants in front of the glass doors in the great room were replaced with live palm plants last week. The artificial plants were over ten years old and bugs were found in the stalks which were leaving a white, powdery substance.
- **Tennis Court:** Thirty Coconut Palm Trees that border the tennis court were injected with treatment to kill the Spiraling White Fly this month. The black soot was causing slippery spots and darkening the appearance on the courts and around the clubhouse area.
- **Cement walkway:** I am getting bids for a cement sidewalk behind the swimming pool near the cabanas and hope to have it started before the June Board Meeting.
- **Electrical outlet:** An electrical outlet was moved and installed by the A/C Meter room this month. It has never worked and is a necessity for Fred and the A/C contractor for working in that room.

- **Golf cart:** The golf cart has had many repairs this past year and it broke down again this week. I would like to recommend to the board that I get a few proposals for a used golf cart and have it on the next month's Agenda.

**COMMON GROUND:**

- **SBT Irrigation:** Sprinkler heads were checked, several pop up mists replaced and a small break line was reported on Grand Oaks Blvd. Also missing sprinkler valve lids were replaced with new ones.
- **Landscaping:** The weeds are being sprayed this week now that the rain has stopped. Begonia flowers and red mulch were installed in the front entrance to the clubhouse.
- **Jason's Arborcare:** The crew completed the palm tree trimming on Thursday, June 13, 2013. Jason's crew will be back the first week in July to trim the hardwoods and complete the project.
- **Beautification:** I have submitted some drawings for the front entrance to the committee. Donna Broder and I met with a new contractor last week who is planning on submitting a proposal soon. I also attended the June 19<sup>th</sup> Beautification Committee meeting.
- **Golf Course:** We recently planted grass seed and fertilized the area on Crestwood Road where the existing Bahia grass is and the sprinklers have been turned on and now working.

*Lynn Linfante*