

PROPERTY MANAGER REPORT

March 30, 2016

CLUBHOUSE:

Clubhouse Annual Fire Alarm Test and Certification was completed on March 17, 2016 and all inspections past.

Wi-Fi: Gina Parsons, GPC, our computer consultant, was called because both the outside and inside Wi-Fi stopped working days apart. Gina discovered the Wi-Fi Ethernet Ejector batteries were drained and new ones had to be installed.

MGMA Newsletters: We have been receiving the Madison Green monthly newsletters at the Clubhouse around the 10th of the month from Joe Gall. Unfortunately, we have had some issues with volunteers not distributing in a timely manner, so Joe Gall will be delivering them again.

2015 Audit: Its audit time and Dianne and I, especially Dianne, have been working on compiling information for our auditors. Nicole Johnson-Pendergrass, our Hafer Accountant always compliments us for our work and MGMA as the best HOA for keeping accurate records.

GYM:

Last month the technician from Pro Fitness noticed the Angled Leg Press machine bearings wore out. The bearings will cost \$247.00 and will be replaced at the next monthly maintenance check. This is the first repair we have had on this machine for the 9 years we have had it.

POOL:

We have two sections of paver bricks around the pool that are slowly sinking. The pavers are located in front of the cabanas at the back of the main pool. I called Living Water Pools to repair the smallest section because of a possible trip and fall liability issue and it was completed right away. Another section near the same area will be repaired in April which can wait until then.

Living Water also unclogged both the kiddie and spa feeders on March 22nd.

TENNIS & BASKETBALL COURTS:

The new backboard was installed on the pole at the basketball court on March 18th, 2016. At the last Board meeting, \$1200 was approved for the replacement of a used or new backboard. I was able to find a brand new backboard including labor and shipping for a total of \$726.

We will be purchasing a new tennis dry roller for the tennis court for \$87 to replace the broken one.

KIDDIE PLAYGROUND:

I have noticed a lot more rust on the children's playground equipment. I have asked Fred to match the paint as close as he can and apply Rustolium paint for added protection in the worst areas. Fred is presently working on this. The equipment is starting to wear down and perhaps this should be considered in the future plans to replace.

Also, I have purchased special powder coated paint for the shade poles in the playground. One of them is rusting and the rust is running down the pole and is very unsightly. I found the original manufacturer and they have sent the paint. Fred will be working on this.

COMMON GROUNDS:

PAVILLIONS: Pedro Macedo, Get Wet Pools, will be repairing the paver bricks in both east and west pavilion areas on Crestwood Blvd. the first week of April as requested by our insurance carrier.

LANDSCAPING: High Standards Landscaping trimmed back the Chinese Fan Palms along the basketball court property. The Chinese Fans were getting extremely tall and full.

I have submitted two proposals for Grand Oaks Blvd from High Standards please see attached. It seems Pinehurst Village Board Members have asked Tallfield to contact the Master Board to fill in and replace dead and missing bushes on the north side of the berm on Grand Oaks Blvd. The residents walk through these bushes and berm constantly and have caused large separations and holes in the landscaping.

The other proposal for the Board to review is to have dying Hibiscus bushes replaced at the east and west monuments and replace with Trumpet Angel bushes. See attached.

WALKWAY LIGHTING:

The walkway Bollard fixtures were finally installed. Jack's Electric Company did a great job and we have had many compliments. We originally installed 13 watt compact fluorescents with a bright light but I had a few complaints that the lights were too bright so I had Fred change them out recently and replaced with a softer light.

LAKES: The two year lake maintenance contract is expiring April 1, 2016 with Superior Waterway. I have submitted three contractor bids for the Board's approval. See Agenda.

One of the air stations in the lake bubbler in Lexington became loose. When this happens it stops the pressure in all of the membranes (bubbler). Superior Waterway came out several days later and had them back working at no cost to the Association.

IRRIGATION:

The irrigation pump at the back of the main Clubhouse pool area stopped working. An emergency switch was the problem that overheated and melted the switch. I called Castillo, our electrical company, to have it replaced right away.

The time clock at the irrigation box at Grand Oaks has not been working properly for a few months. It starts and stops frequently and Image Irrigation technicians have been keeping a watch on it. It finally stopped working this month. A new time clock was installed immediately because of the new flowers drying up on the Grand Oaks islands and a section of sod at the north end of the road was also severely dried up.

Respectfully submitted,
Lynn Linfante, LCAM