

PROPERTY MANAGER'S REPORT  
BOARD OF DIRECTORS MEETING

May 28, 2014

**Pools:**

The pools and spa filters were recently cleaned. We had a minor incident where the kiddie pool overflowed due to a flow valve that malfunctioned but luckily it happened at 7:00 pm while our staff was on the property.

The kiddie pool's motor will be replaced today or tomorrow, May 23, 2014.

One of the pool heaters had a bad leak and Gulfstream Heaters was called in to repair it on Thursday, May 23, 2014.

**Gym remodeling:** I have had two contractors in to give their proposals for the gym expansion and waiting for one more contractor to look at the gym and give me a proposal next week.

The water fountain cooler adjacent from the gym doors is no longer working and needs to be replaced. A proposal is included for your review. Please see Agenda.

**Porticos:** The painting on the trim work at both Porticos should be completed this month.

**Beautification:**

Fred Moorehead completed installing the Coleus summer flowers around the clubhouse and front circle by the flagpole. Fred also installed the Purple Queen flowers at the front median entrance on Crestwood Blvd at Okeechobee Blvd. The flowers purchased from Wyld West Annuals in Loxahatchee were colorful, healthy and beautiful. Great job, Fred!

The fence along the berm by Wyndham and Okeechobee Blvd East was completed on Wednesday, May 21, 2014 and inspected by the Village of Royal Palm Beach the same day. A copy is on file. I did an inspection on the fence today, Thursday, May 22, 2014 and found no problems with the workmanship.

Universal Landscaping completed the maintenance on the two monuments, Wednesday, May 21, 2014 which included removing the weeds and fertilizing the flowers.

**Landscaping:**

The fertilization for the grass for the common areas was completed last month. The workers also trimmed the bushes along the golf course parking lot and tennis court.

Perkins Tree Service will be grinding the roots for the six Royal Palm trees at the circle in front of the clubhouse on Monday, May 26, 2014, even though it is a holiday.

**Tree Trimming:** The Palms were all cut and trimmed by Jason's Arborcare. I have to say it was not a good experience, this time. Jason's workers came unannounced and just showed up. No one ever called to tell me they squeezed us in at the last moment. Jason did not have a crew to cut the Washingtonias and had to reschedule the next week, which was ok because we had to close the pool and notify the community.

Jason's crew did a terrible job trimming the Sable Palm trees. Maxine and I went out for inspection and were very disappointed. I called Jason and had his crew come back and they did a better job the second time around.

**SBT Irrigation:**

The hot dry weather has been keeping the irrigation company very busy with dry grass spots. High Standard's workers have been helpful letting us all know where the dry areas are on the common property. Adam with SBT repaired a small break in the lines at the front entrance to Pinehurst Village which was corrected.

**Animal Control:** Our recent critter control company up and left us for no apparent reason. I understand he no longer has the business. I have been searching for another company. I found Traps to Go who will take the animals off property but we have to bait the cages. Most companies I spoke to want from \$100 to \$300 a month fees, charge for cages and taking the animals. This company seems to be reasonable.

**Golf Course:** Last week I had a surprise visit from Mike Brady, General Manager and Scott Dulina, Superintendent . Apparently, the exotics and weeds are overtaking 5P and 2P preserves and golfers are complaining they can't see over the preserves and they asked us to take care of the problem. I told them that there are strict laws on removing or trimming in these preserves but I would contact Todd Warren, with SFWMD. Todd Warren sent an email to me explaining both areas are a conservation easement and has strict restriction and prohibited areas. I forwarded his finding to both men.

Submitted by:

*Lynn Linfante*