

MAY 29, 2013

## MGMA PROPERTY MANAGER REPORT

### **CLUBHOUSE:**

**Pools:** The Kiddie pool had an “Effluent” gauge replaced two weeks ago, this is a gauge that measures the flow of water that flows out of the pool filter and lets the pool technician know when to backwash. The Palm Beach County Health Inspector found it inoperative on inspection May 7<sup>th</sup>.

The Diamond Brite finish on the kiddie pool has cracked in several places. I met with the owner of Tropical Pools (who did the installation) and the Diamond Brite manufacturer on Wednesday, May 22<sup>nd</sup>. The Diamond Brite finish is chipping off in chunks and hollow spots were found in many areas. The labor cost to repair the damage is \$1,200, there was only a one year warranty on labor. The Diamond Brite will be resurfaced at no charge because there is a five year warranty and the pool was surfaced in December 2010. The manufacturer noted that the defect was due to the fact that the Diamond Brite did not bond properly with the surface. I am told this is not an uncommon situation regardless what manufacturer installs the product.

**Playground:** The shade cover for the children’s playground was finally installed on Monday, May 20<sup>th</sup>. The inspector from the Village of Royal Palm Beach gave final approval on the installation Tuesday, May 21, 2013. I have learned that the shade cover is not easily taken down or to re-installed. The shade cover weighs over 300 pounds and it must be put back up by Jones’s Awning. Jones Awning recommends leaving it up in hurricane winds but the shade cover could tear from sharp objects and tree branches so it’s a decision call. The cost of having the shade cover re-installed would be about \$ 1,200 and I suggest that this amount be included in the 2014 Budget.

Artificial Grass: Putting Greens will be installing artificial grass on Wednesday, May 29<sup>th</sup> and it should take about a week and a half to install. Everything is on target and should go smoothly.

**Gym:** The Magnum workout bench was covered with a new slip cover and the pad and back board was replaced. All other equipment was checked and tested and a 65 pound dumbbell was found not repairable and will have to be replaced.

### **COMMON GROUND:**

**Lakes:** I have driven around the golf course lakes with Eric Mannisto, Vice President of Superior Waterway Services and have seen a huge difference in the lakes. The five problem lakes have cleared up significantly. I have also been called by several homeowners to say that they are extremely pleased with the progress in the lakes. I receive two reports each month on

the lake conditions from Eric which explains what maintenance they are doing and what they experience on the lakes.

**Landscaping:** High Standards has installed the three new dwarf Magnolia trees in the front entrance to the clubhouse and replanted the three Hibiscus trees along the west side of the Clubhouse. High Standards installed Red Begonias at the front entrance this week and will be trimming overgrown areas as well. I had his crew trim back all the Split Philodendrons behind the pool areas and they also installed new plantings around the front Clubhouse Royal Palm Trees and monuments.

**PROPOSALS:**

Tree Trimming: I will be submitting proposals from: Jason's Arborcare Service, Zimmerman Tree Service, and Arbor Experts to the Board for approval for the tree trimming on the common grounds.

Mulch Proposal: I will be submitting proposals from: East Coast Mulch, Advance Mulch, and Mulching Solutions to the Board for approval for mulch installation on the common grounds.

Reserve Study: I will be submitting proposals from: J R Frazier, Reserve Study Analyst, and Armstrong Consulting, Inc. to the Board for approval to do a reserve study for the Madison Green Master Association property.

\* Pressure Washer machine and attachment: I will be submitting proposals from: Pressure Pro, Northern Tool, and Blast Off to the Board for a new commercial grade pressure washer and cleaner attachment.

The pressure washing machine that Fred uses is a residential machine which does not have the power and force needed for heavy jobs. Several months ago we rented a commercial grade machine that cleaned the basketball court in half the time it would take with his machine. Considering the large areas needing to be cleaned efficiently and the man hours it takes, I believe it very practical to purchase a commercial grade pressure washer machine.

**Irrigation:** Ben at SBT notified me on May 16<sup>th</sup> that the shut off valve on the pump by Wyndham Village was continually running and not shutting down automatically, so he shut the power off. I called Sullivan Electric to send out their technician and they had to install a "transducer" that converts pressure into an electrical device. The problem is now corrected.

Submitted by,

**Lynn Linfante**