

## PROPERTY MANAGER REPORT

November 19, 2014

### **CLUBHOUSE:**

**POOL:** There were two leaks in two different heaters that luckily Pedro from Living Waters was able to repair. The repairs were due to a plastic elbow that stops the water from escaping; because it's plastic it eventually melts from the heat and causes the leaking.

Spa and kiddie pool all working well and maintained.

**GYM:** The gym addition is moving along. The electrical contractors have been very active and sheet rock is being installed this week. The contractor, Chapco Drywall and Construction is confident that the project will be completed on time. There have been two inspections by the Village of Royal Palm Beach and both passed with their approval.

I have asked Pro Fitness to order the rubber flooring for the gym floor and have been told this will take about three weeks.

**BACKFLOW REPAIR:** Buckeye Plumbing will be repairing the leaking valve in the Backflow next Monday; they are waiting for parts to come in. Palm Beach County Water technician stopped by on Friday, November 14th to check the fire hydrants and told me the water leak is not bad and would be fine for a few days.

The Annual Members Meeting mailing was completed on Thursday, November 13, 2014.

For the past several weeks we were not able to upload anything to Channel 63. Comcast has replaced their cable modem today which fixed the problem.

### **COMMON GROUNDS:**

**LAKES:** Superior Waterway's reports on the lakes for the month are all clear and maintained.

**LANDSCAPING:** High Standards will be planting the winter flowers the week of November 17<sup>th</sup>, either Tuesday or Wednesday. Two weeks ago the landscaping crew completed the tilling in the front entrance to the clubhouse and the seven beds around the Christmas palms by the pool gate. Fresh soil will be installed before planting the new flowers.

**HOLIDAY LIGHTS:** have been installed at the two front monuments on Okeechobee Blvd and will be turned on Friday, November 26, 2014

Respectfully submitted,  
Lynn Linfante