

MGMA PROPERTY MANAGEMENT REPORT

OCTOBER 24, 2012

CLUBHOUSE:

Rental of the Lanai: Three parties were booked in the Lanai for September and two for October.

Wi-Fi: I received a second quote for Wi-Fi at the pool area and Lanai. The second quote from Bolden Networks is \$800 plus tax. Lee Frommer with Computer Doctors was \$1,400.

Leaks in the Gym and Kiddie Room: I recently spent time with three contractors showing them the leaks in the gym and kiddie room that we have been experiencing when it rains hard. All contractors agree that the windows in the Clubhouse need to be resealed and that partial digging along the foundation needs to be done for additional sealing. A section of the NE inside wall of the gym will need to be torn out, re-sheet rocked, and painted. The two patio deck floors on top of columns in the front and rear of Clubhouse need to be repaired and sealed. Water has been running down and getting behind the Styrofoam decorative borders on top of the patios.

The Kiddie Room also has moisture in the walls under the padded benches and drawers. I am told these will need to be re-sheet rocked, sealed and painted.

Gym: No maintenance on gym equipment this month.

Staff: We recently hired two new staff members, Kristen Pittman and Nina Hepler. We welcome them to our Op Staff.

Pool side: Kiddie pool, spa, and large pool are all in good working order. The Health Department was here for inspections on the pools and spas and everything past with no corrections.

Pests: The animal trapper, Animal Trapping Unlimited trapped and caged three Raccoons and one Possum this month.

Tennis Courts: Two heavy duty brooms and two roller sponges were replaced at the tennis courts and are now hanging on the chain link fences for maintaining the tennis courts.

I recently had Frank Froeling from Fast Dry Courts look at the cracks and the surface on the tennis courts. He told me that as long as no one is complaining he wouldn't repair these at this time. The cost to resurface the two asphalt courts would be \$8,250. Fred's pressure washer machine is not high powered and not capable to clean the courts. Fast Dry Courts would charge \$800.00 for a one days' work to clean both tennis courts measuring 120' x 120' ft. I would like the Board consider having this professionally cleaned. The Spiraling White fly have the courts black from the soot.

Basketball Courts: To clean the basketball courts (measuring 100'x120' ft.) would cost \$775 and take 2 days. I would recommend having both courts professionally cleaned. I made a call to Blast Off which is a company that sells and rents pressure washer machines. We can rent a 13 HP 4000 PSI machine for \$90 per day with surface cleaner brushes to get the job done faster. Fred Rios would do the work

COMMON GROUNDS:

Common Ground: Fred pressure washed and repainted the signage at the three monuments on Okeechobee Blvd. The lettering is a deep Hunter Green color and basic black.

Irrigation: Two small leaks on Crestwood Blvd and Grand Oaks Blvd this past month.

Lakes: Charlie Larsen, Louis Palermo (from Palm Beach Aquatics), and I did our monthly inspections of the lakes. A few of the lakes were not looking good again. Palm Beach Aquatics had Lake #23 skimmed and was working on skimming Lake #18.

Charlie Larsen, Louis Palermo, and I met last week to discuss pricing on the fountain and bubblers for the 2013 Budget. Louis had the electrician come back on the property to re-evaluate his proposal and has lowered the pricing from \$8,975 to \$8,375, a savings of \$600.

The three lakes that need immediate attention are Lakes #23, #18, and #5. Louis, Charlie and I discussed having Lake #23 as a test lake to confirm that the bubblers in combination with the vegetation and Carp are keeping the lake clear.

Lake Evaluation Report for 4/22/2012:

Lake #1 - A little dead material around the edge-ok; Lake #2 - Good; Lake #3 - Good;

Lake #4 - Heavy Lily Pads, need spraying; Lake #5 - Carp spotted, Lily Pads, small amount of material around lake; Lake #6 - Heavy Lily Pads, needs spraying; Lake #7 - ok, some Torpedo Grass on edge of Littoral; Lake #8 - ok, needs some maintenance; Lake #9 - ok; Lake #10 - ok; Lake #11- ok; Lake #12 - great, Carp spotted; Lake #13 - ok; Lake #14 - ok; Lake #15 - ok; Lake #16 - ok; Lake #17 - ok; Lake #18 - Needs skimming ASAP; Lake #19 - Lily Pads, needs spraying; Lake #20 - ok ; Lake #21 - ok; Lake #22 - ok; Lake #23 - needs Lily spraying, dead material around lake.

Landscaping: Monthly maintenance along common grounds done. Additional trimming near the northeast monument due to over growth and fertilizing all plants and ornamentals completed.

The Philodendron's root system by the tennis court gate is invading the asphalt turf and coming through the surface. The plants should be removed because they multiply fast and are causing damage. Eddy can remove them and add a root barrier wall for about \$350. This quote also includes adding a root barrier to the area south of the tennis court entrance and the filling of several holes in the area between the basketball courts and tennis courts. I would like the Board to give me the ok to do this work if there is enough money in the budget.

Golf Course: Eddy Smith from High Standard Landscaping laid sod down on the Pine Road area where the golf club workers were driving. Fred built and installed additional stakes along the edges of grass and sidewalk and we have 3 signs "keep off the grass" have been posted. It appears that the workers are finally keeping off the grass.

Respectfully submitted,

Lynn Linfante, LCAM