

## PROPERTY MANAGER REPORT

October 29, 2014

### **CLUBHOUSE:**

POOL: Last month we replaced a fuse at the main pool controller box. We were not sure if it was due to the lightning strike or not.

This month I had Fred turn on 5 of the 10 heaters to the main pool due to many complaints from residents claiming it was too cold.

CLUBHOUSE: Roofing Systems did an inspection on the roof of the clubhouse to see if there was any damage due to the lightning strike. We received a good inspection report from Mr. Bill Kennedy that everything was fine but he did report that all the gutters were filled with debris and needed to be cleaned out ASAP.

Most of the lightning strike work has been completed, the fire alarm panel box was replaced with a new one, seven cameras and DVR recorder is on order and TEM Systems has repaired the three door locks in the inside of the clubhouse . Three light bulbs burned out on three light poles from the lightning strike in front of the clubhouse and were repaired and replaced.

Three monitor modules by the tamper switch at the back entrance to the clubhouse were knocked out and were replaced. We are still waiting for Armer Protection and Metro Fire Systems to replace a 6" volt bell on the outside of the clubhouse building by the pool and a main control valve. Hopefully, this will be completed by the time this report is completed.

The Defibrillator was placed in a new wall unit case by the clubhouse office door. New pads were ordered, one for a child and one for an adult. Also an emergency kit is available now with the necessary items.

Channel 63: We have been having some issues with getting on to Channel 63. I have notified Comcast and we are waiting for a technician to contact us. We cannot upload information to the channel.

The Royal Palm Tree by the front of the clubhouse doors was struck by lightning and all the fronds started turning brown and the top of the crown started to bend over. I was able to get Stimmler Tree Service in within a few days to remove the

tree. They did an excellent job and they charged \$200.00 to cut it down and take it away.

### **COMMON GROUNDS:**

Golf Course: It seems when the golf course has special tournaments, the players ride over our grass on the golf carts on the east side of our building and make huge ruts. I had Fred Moorehead build a barrier to keep golfers from coming through.

LAKES: Superior Waterway - Lakes 1 thru 9, 16 and 21 were treated again for algae. The weather was windy at the time so treatment was scheduled for the following week. The other lakes are looking very clean and clear.

IRRIGATION: SBT: The large main break on Crestwood Blvd was finally repaired and the hole filled in. This month there were several zones that stopped working on the irrigation clock on the east side of the Okeechobee Blvd berm. It was a wiring problem, as suspected and was repaired quickly.

Pest Control: I met with the technician from Deluxe Pest Control regarding the Magnolia trees that do not look very healthy. The technician suggested I get a soil sample up to the University of Florida. I sent one out last week and I am waiting for the results.

LANDSCAPING: High Standards: Fertilization was spread on the plants, turf and palms this past month; everything is looking nice and green. I spoke to Eddy Smith about the gutters that are clogged with debris and he will have a couple of his workers clean out the gutters for about \$100.00.

Respectfully submitted,

Lynn Linfante