

PROPERTY MANAGER REPORT
AUGUST 29, 2012

CLUBHOUSE:

Ultimate Fire and Safety: The annual inspection for the four fire extinguishers was completed on August 8th. One of the fire extinguishers had expired and a new one was purchased to replace it and the remaining three passed inspection.

Living Waters Pool Company: The blue probe that passes the chlorine into the kiddie pool stopped working. We purchased a new one for \$450.00 and had it installed within the week. Everything is working well at the kiddie, main pool and spa.

Pool side: The eight canvas umbrellas that were deteriorating around the pools were replaced last week at no charge to the Association.

Pro-Fitness Gym: The gym equipment is in good working order.

The Board is looking to replace the stationery bike in the gym. I searched the web for information on a recommendation and narrowed it down to the following three machines: the Nustep, the Physio Step, and the Magnum NexStep. I will submit my recommendation to the Board. See Old Business.

Annual Backflow was inspected at the front entrance to the Clubhouse. The technician found a rusting lock that will have to be replaced eventually, because there could be leakage. The backflow test did pass inspection.

Wi -Fi: I checked with our computer technician about the possibility to install Wi-Fi connections at the pool and the lanai. The total cost of the installation would be about \$1400.00. The labor to install the coaxial cable is \$900.00 due to wiring in the ceilings and the installation of antennas inside and outside. The gym, the lanai, the back area of the pool, the kiddie pool and basketball courts would have high signals to accommodate the computer users.

Pest Control: It seems we have another raccoon on property and I have had the animal trapper place two traps, one by the garbage bin and the second one near the kiddie pool.

Clubhouse: A two inch PVC Mainline break was repaired by the side of the clubhouse parking lot on August 22, 2012. The break was under the concrete slab. The plumber was called and the water was shut off for most of the day. A new copper pipe was strapped and replaced over the concrete pad.

COMMON GROUNDS:

SBT Irrigation: There were a few small breaks from cracks in the PVC piping in several locations. A total of sixteen mist heads and two rotor heads were replaced, and one main line was repaired. The rain sensors that were installed last month are working well.

SBT's contract expires this month. I have interviewed two irrigation contractors who have submitted their proposals. Charlie Larsen, Board Liaison, and I evaluated each proposal. SBT still had the best prices and offered excellent service.

Lakes: Charlie Larsen and I recently interviewed two new companies for lake maintenance. At this time, there is no decision on whether or not we should make a change.

Charlie Larsen and I also met with Louis Palermo, VP of Palm Beach Aquatics. We talked mainly about installing aeration into some of the troubled lakes. Lake #5 at Fairfax and Lake #10 at Royal Estates were skimmed on the August 8th at no cost to the Association. Several of the lakes currently have no electricity which would be needed to maintain aeration. Mr. Palermo is having his electrician look into ways of getting electricity to these lakes. This information will be available for the 2013 Budget Workshops.

PB Aquatics has been on property many times this month and has skimmed several of the lakes at no cost to the association. The algae and vegetation has been abundant, and with many homeowner complaints, they are doing their best to keep up with the lakes.

Landscaping: Fertilization of the palm trees and grass were completed this month. Normal monthly maintenance was completed.

I spoke with Eddie at High Standards Lawn Care about planting small Foxtail Palms. He has a supplier that is selling three foot Foxtails for \$3.00 each. Knowing the community will be losing more of the Queen Palms in the future months due to the airborne disease that is spreading in our community, I have

ordered fifty (50) plants. I will have Fred plant them in different locations where we now have Queen Palms.

Rugose Spiraling Whitefly: After reading many articles and speaking to Laura Sanagorski, a UF PBC Extension Environmental Horticulturist, about the infestation, I realize that it's not necessary to spend thousands of dollars on this pest. It will not kill healthy, mature trees and the long term effects of multiple infestations are not known. It causes a gooey dripping wax and black soot and should be treated case by case.

Front Entrance Monuments: Thanks to Charlie Larsen, I spoke with another electrician and this company can install the GFI boxes in the front entrance by Okeechobee and Crestwood Blvd for our holiday lights for approximately \$130.00.

Golf Course: I have emailed Todd Schoenwetter on several occasions to ask him to have his workers be careful when cutting around the edges of the lakes so the clippings do not go into the lakes.

Eileen Feiertag and Gary Garramone have been working with Todd to repair the grass damage on Pine Road. Todd will be installing paver bricks. The Golf Course will be covering this expense. It appears that the Golf Course is putting great effort into this project.

Submitted by

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