

PROPERTY MANAGER REPORT
SEPTEMBER 25, 2013

CLUBHOUSE

As Dianne Gasc was out of the office due to jury duty my work load increased. Although it was a busy month, I was able to keep up with the work.

Main Pool: Pedro, from Living Waters has found the color tiles that we were looking for. I ordered two boxes just in case we find that we have more cracked tiles down the road. I will be getting bids from pool companies that repair tile work.

Two motors went bad on the coolants for the main pool and ceased to function. I had Gulfstream Motors replace the motors at no cost because we still have a warranty on parts but had to pay labor charges because our contract had expired.

The basketball backboard will be replaced sometime this week. The manufacturer has discontinued our type of board, but our vendor managed to find us one that will be larger and better quality. In addition, we will be replacing a flexible rimmed hoop.

The alarm system went off again in the clubhouse recently and Armer Fire Protection was called. The problem was the module in the system panel again. The technician mentioned that there are several modules in the panel and we might have this problem again.

Pests: The animal trapper had a very busy month, she carted away two Foxes, three Raccoons, one Possum and a 6 foot Alligator.

Flagpole: I finally have received all the pricing for the flagpole. Unfortunately, there is only one company that furnishes and installs and includes the engineered drawings and permit costs. The three other companies “piecemeal” or are on line and farm out the specifications to other contractors. Proposal given to the Board.

Gym: Another TV was purchased for the gym because it quit working. One treadmill is not inclining and a proposal has been submitted to the Board to purchase a new one.

COMMON GROUNDS:

The red mulch was installed by East Coast Mulch and the property looks great.

We are still waiting for the removal permit approval from the Village of Royal Pam Beach for the two trees behind the front entrance west monument.

Three proposals have been submitted to the Board for approval for repairs and painting on the two pavilions on Crestwood Blvd and one pavilion at the main pool.

Respectfully submitted:

Lynn Linfante, LCAM