

**PROPERTY MANAGER REPORT  
BOARD OF DIRECTORS MEETING  
MAY 30, 2012**

**CLUBHOUSE:**

Living Waters: We previously had a leak in the skimmer at the Spa. The labor which included removing and replacing the paver bricks on the deck and installing a new skimmer cost \$825.00, which includes a one year warranty. I received a second proposal from Tropical Pool for \$1400.00. The bid was given to Living Waters and the job completed on time. The project took most of the day and the technician left the spa area spotless.

Great Room Carpet: The installation on the binding was finally completed on May 9, 2012.

Lanai Rentals: Six parties are booked from May to June.

Playground: Bernie Holmstock, Eileen Feiertag, and myself met with Kevin Furman, the Representative of Forever Lawn, Artificial Turf. Mr. Furman is putting together several proposals for the artificial grass and shade sails. I will have another proposal from BYO Playground Equipment Company for artificial grass and sails by our next Board meeting. In the meantime, I have visited some of the play areas that Mr. Furman's company previously installed and all are in good condition considering daily foot traffic. The Village of Wellington, Scott's Place, is one of their projects which was installed over four years ago.

Clubhouse Doors: The front door and side door leading to the outside pool have not been closing properly. Advantage Safe and Lock was hired last week and have adjusted and repaired the three doors. Constant traffic of opening and closing is causing the wearing and break down on the bearings, latches and closers.

MGMA Clubhouse: Annual Fire Inspection for the Clubhouse alarm system was tested and completed May 11<sup>th</sup>, everything tested well.

We also have been instructed by our insurance carrier, Tower Hill, that a fire extinguisher must be available at pool side. Last week Metro Fire installed a new extinguisher at the pavilion by the Spa.

Pro-Fitness: The TRUE treadmill # 3 stopped working due to the console control. After speaking with the technician, he informed me that TRUE is having many problems with their consoles. Regular maintenance was performed on the other equipment and all three treadmills are in need of new driving belts.

Activities: We have a new Activities Committee Member on the Activities Committee, Noreen Heelan. We would like to welcome Noreen and look forward to working with her on our future activities.

## **COMMON GROUNDS:**

Landscaping: Eddy Smith of High Standard Landscaping began installing the plantings on the median on Crestwood Blvd. The median was fertilized this month and with the rain we have been having, the area is green and growing. The berm plantings on Okeechobee were also completed this month.

Sod: Odum Sod Company installed 16 pallets of sod throughout the property this month. Eddy Smith and Fred Rios oversaw the installation to help it go efficiently and quickly.

Palm Trees: I am in the process of getting proposals for palm tree trimming. This year we have vendors, Jason's Arborcare Service, Zimmerman Tree Service, and Joe Hanley's Tree Trimming. We have over 860 palm trees, not including the Royal Palms. Last year the Board was able to get an exact number count of all the trees on the common grounds which helps greatly when counting trees year after year.

Holiday Lights: I have collected bids from three lighting companies to light up the front monuments on Okeechobee Blvd. Let There Be Lights, Holiday Lighting Designs, and North Pole Lighting have sent in their proposals. Hopefully, by the next meeting the Board can make a decision.

Palm Beach Aquatics: Due to the afternoon rains we are receiving, the lakes are full again and looking great.

SBT: Irrigation is maintaining the sprinklers and the rain is also helping. We have had several small breaks and leaks this past month. Last month there was 35 hours of labor, 13 Rainbird pop-ups, 2 Rainbird rotor heads, and 1 Irritrol Solenoid replaced.

Golf Course: There have been a few problems with the Golf Course heavy equipment and tearing up the grass along our swales and streets. The Board is working with Mr. Todd Schoenwetter to try to resolve these issues.

Sidewalks: The three proposals for pressure cleaning the sidewalks in the community have been received and submitted to the Board.

Dianne Gasc will report on the Estoppels for the past month.

Respectfully submitted by:

Lynn Linfante, LCAM