

PROPERTY MANAGER REPORT

July 29, 2015

CLUBHOUSE:

POOL: The three heaters that supply cool water to the large pool were not working correctly. Gulfstream Heat Pumps technician was called into assess the problem. Each of the three coolers had to have an 80 amp compressor installed.

Last week the auto fill on the main pool was pouring water out continuously so Pedro from Living Water was called in. Pedro found six small leaks in and around the pool and repaired them all. Fred is now checking the auto fill daily.

GYM:

The by monthly gym maintenance was completed in July. Minor repairs were done and new foot pads were installed on the older Elliptical machine.

We have noticed the gym appears warm at times and we are checking with our Air Conditioning contractor and Howard Lipman from Chapco Construction to see what the problem might be and find a solution.

SPRINKLER INSPECTION:

Metro Fire completed their quarterly sprinkler inspection and everything passed.

TENNIS & BASKETBALL COURTS:

Three lights were burnt out on the basketball courts as well as two capacitors and a fuse. All were repaired by Frank Jackson from Castillo Electric. While Frank was here, we also had him repair a ceiling light at the east side of the pavilion on Crestwood Blvd. It could only be reached by a scissor lift.

Fred Rios replaced all the basketball hoop nets on the four courts.

SECURITY CAMERA:

ADT was here on the 24th to service the camera that shows the side gate area that was not working. We were told the camera needs to be replaced. This is one of the older cameras and should be under warranty. ADT will contact us next week.

JULY POOL PARTY: The pool party on Saturday, July 18, 2015 was a complete success. Everyone had a really good time and the music from disc jockey DJ Billman was very entertaining. We were very fortunate that it didn't rain until after the party was over.

PARKING LOT: I had Fred repaint all the parking spot blocks and lines in the parking area.

COMMON GROUNDS:

LANDSCAPING: High Standards Landscaping was busy this past month trimming back the Chinese Fan palms on the Okeechobee east berm. The plants had grown so thick and tall that the plants were too crowded and many were not receiving enough daylight and water.

LANDSCAPING LIGHTS: I have been working on the lighting for the front of the Clubhouse with three electrical companies and three lighting companies. Maxine Yoss will be giving the Board an information packet. There is still more details that should be worked out by the August Board of Director's meeting.

ROYAL PALM TREE: The damaged 25 ft Royal Palm Tree on Crestwood Blvd should be replaced with a new one by next week. I finally received the traffic approval from the Engineering Department at the Village of Royal Palm for the MOT Certificate. Perkins Tree & Landscaping is working with Bob's Barricades and hopes to have everything completed by the first week in August.

LAKES: Charlie Larsen, Lois Palermo from Superior Water way and I checked on the lakes this month. The lakes were all looking good despite the heat and algae. Most lakes were clear with some pond weed but otherwise really looked good.

IRRIGATION: I am seeing progress from SBT but due to the fact there is only one technician it's impossible to service the entire property regarding our irrigation needs. I have given the Board for review and approval, three irrigation proposals for servicing the Madison Green Community.

Respectfully submitted,

Lynn Linfante, LCAM