

PROPERTY MANAGER'S REPORT

August 27, 2014

Pool: Gulfstream Heaters was called in to repair coolant temperature sensors on three separate heaters at the main pool on the 30th of July. The heaters/coolants have small plastic transformers that melt from heat buildup and break off which causes it to shut down. The new replacement transformers are now being installed with copper instead of plastic to prevent this from happening again. Over this past weekend the two of the coolers stopped working again and I had Gulfstream Heaters back to evaluate the situation. The first cooler was repaired and a filter dryer was installed right away. The second cooler needs a terminal expansion valve which holds the Freon and distributes it accordingly. The part is on order and should be installed later this week. MGMA is responsible for the labor but the parts are warranted by the contract.

On Monday this week the motor to the Spa stopped working. Pedro from Living Waters was called in and evaluated the situation. The spa motor was replaced about four years ago and is unable to be repaired. The new spa motor will cost \$400.00.

Clubhouse:

Lanai: The leak in the lanai ceiling was repaired by Roofing Systems on Thursday, August 14, 2014. The leak was found to be coming from the nail holes under the flashing.

Meter Room Doors: The three fire doors to the outside electric room and A/C room were finally installed on Friday, August 15th 2014 by First Impression Door Company. Fred Moorehead painted the three doors the next day and I am now waiting for the contractor to finish the casing around the doors and then have an inspection from the Village of Royal Palm Beach.

Fire Alarm Control Panel: The fire alarm panel gave several trouble signals over the weekend. I called Armer Protection in on Monday, August 18, 2014 to find that three modules were bad due to power outage and/or weather conditions from the outside junction box. Two of these modules were replaced in September and November 2013 and the third just last month, less than 11 months. These modules should last up to five years and if the modules were inside the clubhouse we would not have to replace as often as we have in the past. The cost to replace the modules and locate inside the clubhouse is \$1,584.70. These modules control the backflow, piv, main riser Tampers and flow switch.

Staff: Dianne Gasc and I have been interviewing for a new staff member replacement and will have a new employee starting soon.

Gym: The recumbent bike arm is broken and I have made an appointment with Pro Fitness for the next visit to have it looked at.

Also the A/C did not work Monday, this week in the gym area. I called the A/C contractor and it was because of a broken belt which has now been replaced.

Common Grounds:

Lakes: I spoke with Chris York at Superior Waterway today. Chris York did another walk thru in the preserves with Brent Nicholas from South Florida Water Management District last week. The preserves probably need one more sweep and will be maintained regularly after that. Also the vegetation in the lakes is always in a growing phase during the months of July through September because of the heat buildup and rainy season. The lakes were treated recently and the dead vegetation is floating to the top of the water on some of the lakes but it will be gone soon.

Pavillions on Crestwood: Fred Moorehead has been changing all the burned out light bulbs and repairing missing paver bricks at both east and west pavilions on Crestwood Blvd. Occasionally the paver bricks separate from each other and split apart and have to be cemented back together. He also pressure cleans the Mud Wasp nest that build up inside the walls of the Pavilions and this is a continuous job that has to be maintained regularly.

Irrigation: On Saturday, August 16, 2014 Eddy Smith from High Standards found the irrigation clock on the ground at the Oakmont Village front entrance. Apparently, it had been struck by lightning and most of the components were burned inside the clock. Adam with SBT replaced a new time clock on Monday, Aug 18, 2014 for a cost of \$300.00.

Landscaping: High Standards is trying to keep up with all the weeds from the constant rain we have been having.

Also Eddy Smith has been cutting the grass along the hill in the back of our clubhouse for several years that actually belong to the golf course. He notified me that he officially has stopped cutting it and asked me to notify Mike Brady that his lawn crew will need to take over the maintenance on the hill effective August 25th, 2014.

High Standards will start installing the plants on the Okeechobee berm on Wednesday, August 27TH, 2014. I have alerted SBT Irrigation to flag the valve boxes for the sprinkler systems.

Holiday Lights: I met with the representative for Zimmerman Tree Service last month and we looked over the details on the monuments for the holiday lighting decorations. I was very impressed with the way the company designs, installs and maintains their holiday decorations. I have included on the Agenda two lighting companies and prices for the Board's approval for the holiday lighting.

Respectfully submitted by:
Lynn Linfante