

PROPERTY MANAGER REPORT

July 1, 2015

CLUBHOUSE:

POOL: The spa had another small leak and the kiddie pool probes (controls the chemical balance) were clogged by sunscreen creams which caused the spa heater to leak. Pedro from Living Waters Pool was able to fix the problems quickly.

Another leak was found in the pool heater later in the week and Gulfstream Heater Pumps was called in. Everything is working now.

Several residents have complained the main pool water is too hot but I have explained there is no way to regulate the temperature in the hot humid weather because we only have three coolers.

GYM:

The new additional weights for the gym were delivered on Monday, June 22nd without a delivery fee charge.

The bi-monthly maintenance will be the first week in July. All the gym equipment is working well at this time.

TENNIS COURTS: The tennis courts were completed on time and the tennis players are very happy with the completion and the color of the courts. Fred Rios installed two roller houses on the chain link fence which protects the rubber rollers from drying out in the direct sunlight. Fred also installed two new screens and removed the worn out screens that were badly ripped from the wind.

There were some concerns about puddles on the tennis court surface from a few residents after a heavy rain but I spoke to the tennis company sales person and contractor right away and they assured me the puddles would dissipate within an hour's time after the rain stopped. The low area courts were patched correctly where possibly a dip could be greater than 1/8" deep. Two nickels are placed in a puddle and the water should not top over the coins. If so, the dip would need to be re-filled. The puddles completely dried within the acceptable time period.

The salesperson and the contractor came out once more this past week to recheck the courts and flooded the tennis courts to see if there was need for additional repairs. The puddles all dissipated within an hour's time. I was re-assured the tennis court resurfacing was up to code and within the guidelines of the (USTA) National Tennis Association regulations.

DRAINAGE: The drainage work was completed on Saturday, June 13th and after the last rain storm there was no standing water on the court. High Standards crew also happened to find a drain on the southwest corner that apparently had been buried years ago. It was uncovered and now gives MGMA another drain to help with the water flow around the tennis court.

WATER FOUNTAIN COOLER: I received three bids from professional vendors for the outside water fountain and have submitted the proposals in the Board package for the July 1, 2015 Board of Directors meeting.

COMMON GROUNDS:

A new surge protector was installed at the time clock on Crestwood Blvd by our electrician on Tuesday, June 23, 2015. We have been taking a lot of surge hits lately and causing the irrigation clocks to stop working, as well as the lights on the monuments. Hopefully, this will not be an issue again.

LANDSCAPING: High Standards installed the plants (Fire Balls) at the median at the front entrance on Crestwood Blvd. The old dirt was removed and fresh soil was replaced with about 60 new plantings. I went with Brenda from High Standards to the nursery to look and purchase the new Fire Balls. I was also present during the installation on Saturday, June 13th.

All the Oyster plants that were missing or damaged were replaced. I also have included a new proposal from High Standards in the BOD's package for the additional seasonal flowers at the two monuments at the front entrance.

LAKES: The lakes are being treated for algae and weed control and being monitored and maintained. The inspection with Superior Waterway was cancelled this month and should take place sometime in July.

The lake bubblers in Lexington Village had one of the jets come attached from the membrane bubbler and floated to the surface. It was repaired by Superior Waterway within a few days.

IRRIGATION: There are a few areas that SBT is repairing and maintaining on the common grounds. Fred Rios is watching for the dry areas and flagging the area whenever he sees an issue.

TREE REMOVAL: Perkins Tree Trimming has not removed the damaged 25 ft. Royal Palm tree on the east side of Crestwood Blvd as yet. The Engineering Department for the Village of Royal Palm Beach has requested a completed MOT

Certificate form (Maintenance Of Traffic) from Perkins Tree Trimming before they will approve the removal and installation of a new Royal Palm Tree. The MOT will cost the Association an additional \$1,039.

The bad car accident that occurred on Friday, June 12th causing one of the Royal Palm trees to lose a great deal of the trunk bark. I have reports from Deluxe Pest Control and Perkins Tree Trimming Arborist that the Royal Palm tree should fill in the area where it was hit in time. Right now the tree has a yellow color but eventually will turn grey again.

Respectfully submitted,

Lynn Linfante, LCAM