

PROPERTY MANAGER REPORT
JULY 27, 2016

CLUBHOUSE:

POOL:

Kiddie Pool mushroom painting was completed on Thursday, July 14, 2016.

The kiddie pool has four filter cartridges and they need replacing. I have received an estimate for \$460.00 from Living Water Pools and should have it replaced next week.

SPA: The Spa heater stopped working last week. I called in the heating contractor and it turned out the motor was fried. The blades were also bent and the Freon had run out of the heater. I am waiting on the cost.

GYM: ProFitness was called in on Wednesday, July 20, 2016 because the incumbent physio step bike stopped working. The technician said it was because the keypad was bad and they are checking to see if they can order a new one.

One of the treadmills has a worn deck bumper and bolt. The parts have to be ordered and it is under warranty.

FRONT DESK COMPUTER: The Gateway software on the staff computer that operates the gates and door was not functioning over the weekend. I called Gina Parsons from GPC. Gina worked on the computer on Saturday and Sunday and reported the computer hard drive was corrupted from all the surges. By Monday, the computer was back up and running again.

PHONES: On Friday, July 15, 2016, I called the Clubhouse main phone line and found it constantly busy. I called Comcast and the technician came right out and he reported that it was a Comcast software glitch throughout the state of Florida and they were trying to resolve the problem. It was finally repaired three days later on Monday, July 18th. Once again the phones are working properly.

COMMON GROUNDS:

LANDSCAPING: Mainguy Landscaping has been mowing the property for two weeks now and I am very pleased with what I am seeing. Pedro is the grounds man who works five days a week pulling the weeds and is doing a great job.

IRRIGATION: Image Irrigation was called to MGMA property on July 20, 2016 to check on the dry areas on Crestwood Blvd across from the parking area of the clubhouse. The grass is extremely dry and yellow. Fred noticed the pump was continuously running which means there is a break or two.

FENCE: Fred Rios found the fence that runs along the east berm on Okeechobee Blvd and next to the Wyndham Village property vandalized. Two of the ornamental fence bars were knocked out on the railing so that anyone could cut through the fence. Fred was able to purchase a couple of “L” brackets and put the two bars back on the railing. The fence is once again secure.

Respectfully submitted,

Lynn Linfante, LCAM