

PROPERTY MANAGER REPORT JUNE 29, 2016

CLUBHOUSE:

A few weeks ago, the staff was told that some residents had seen rats out by the main pool. I called our pest control company and they came out and found that someone had moved all the traps. They did find them all and installed rat poison in the traps. We have not had any issues since then.

POOL:

Fred Rios noticed the water in the spa was unusually low a few weeks ago and I called Pedro from Living Water Pools to check on it. Pedro found a leak in the skimmer and he had it repaired in a few hours.

The State of Florida Department of Health had an inspection on the three pools, June 21, 2016. The inspector found four gages needed to be replaced and one inline thermometer. Living Waters Pool Service ordered and installed them for \$225.00. The inspector will be back on July 12th to recheck the repairs.

The inspector also noticed the probes were very dirty. This is an indication that the old filters need replacing on both the spa and the kiddie pool. There are four filters on the kiddie pool and two on the spa. Living Waters Pool will give me a proposal this week.

Fred Rios noticed there was a small hole in the Diamond Brite on the bottom of the kiddie pool last week and also some of the grout tiles were missing. I called Barefoot Pools which was the contractor who installed the Diamond Brite in 2011. The company sent out a technician the next day and everything was repaired at no cost to the Association.

Hopefully, next week if the weather stays dry long enough we will have the kiddie pool mushroom painted. Our painter has tried several times to paint but the weather has not been cooperating.

COMMON GROUNDS:

LANDSCAPING: High Standards Landscaping has completed their last month of mowing this week with MGMA. Mainguy Landscaping services will be starting on Friday, July 1st, 2016.

I recently was told that the Crotons (plants) which are in the front of the Clubhouse and at both Crestwood and Okeechobee Blvd monuments have a new scale problem. This is a scale that is very new to the State of Florida Agriculture Department and they are working to find a way to treat it. We are advised to spray these plants each month to stop the spread.

There is also a new insect that is called the Mediterranean White Fly that is attacking all ornamental flowering plants such as the Hibiscus. At this time, there is no pesticide to kill these insects.

IRRIGATION: On Monday, June 20th, 2016, there was a main line water break on Crestwood Blvd just south of the entrance to Wyndham Village by the sidewalk. It took Image Sprinkler Systems about 3 days to repair and will cost \$500.

Respectfully submitted,

Lynn Linfante, LCAM