

PROPERTY MANAGER REPORT

March 25, 2015

CLUBHOUSE:

POOL: Living Water Pools repaired a loose light fixture that came apart and the pool was closed for about a half a day.

SPA AND KIDDIE POOL: Everything working well and with Spring Break this past week everyone enjoyed the perfect weather and warm water.

GYM: New items purchased for the gym were: pictures for the walls, a utility bin to hold miscellaneous items, 20 lb and 35 lb cast iron kettle bell weights, a BOSU exercise yoga ball and pro balance trainer.

PLAYGROUND: South Florida Putting Greens repaired the artificial grass section where the play Dinosaur was removed. Skid pads were not recommended because of the expense at \$90.00 each. The technician thought the artificial grass was still in excellent condition and pads not needed at this time.

CLUBHOUSE: The quarterly sprinkler inspection was completed by Metro Fire Protection Services on March 17th and everything passed except for an exterior riser which was worn and has been replaced.

Armer Protection was here March 20, 2015 for their annual fire inspection and everything passed. The technicians found three smoke detectors that were in need of replacement soon and will be sending in a proposal.

TEM and Armer Fire Protection coordinated and completed the fire marshal's request on March 17, 2015 to have 2 forms of egress at the front gate. The new PIR (motion detector) is releasing the door instead of just the green button. We are now waiting for the fire marshal to come back and approve the work that was done.

The A/C in the lanai stopped working last week. I called Rob Yoder of Romark A/C and he found the four ton unit lost two pounds of Freon. The unit is working once again and Mr. Yoder will be monitoring the unit for 30 days to make sure it doesn't leak again.

There was another problem with the new A/C on March 3, 2015 because there was a power surge and it shorted the contactor relay which turns on the indoor A/C units. Rob Yoder was called in and he had it working before the end of the day.

Advantage Safe and Lock was called this month to adjust all the exiting doors to the clubhouse. Several of the doors needed new hinges and special screws.

Dianne Gasc and I interviewed two applicants for our Facility Specialist position. On Friday, I had received a call from the past and Fred Rios has asked to be re-hired. We will be meeting with him on Thursday, March 26th for possible re-hire.

COMMON GROUNDS:

LAKES: Charlie Larsen and I drove out to look at some of the houses that back up to the golf course which are unsightly. We were able to get the house number and addresses for many of them. Charlie will be reporting on this matter.

LANDSCAPING: Eddy Smith from High Standards and I rode around the property on March 18th to check on the vegetation and berms. Everything is looking well, the heat is starting to affect the flowers and there are a few more Queen Palms that have the air born virus.

TREE TRIMMING: Perkins Tree Trimming crew came back on Monday, March 16th to finish cutting down the hanging branches from the previous trimming weeks ago.

IRRIGATION: SBT repaired a few problems along the golf course which was flooding the sidewalks along Crestwood Blvd on the east side. These sprinklers are the responsibility of MGMA and SBT was able to cap off these areas.

Respectfully submitted,

Lynn Linfante, LCAM