

# PROPERTY MANAGER REPORT

November 30, 2016

## **CLUBHOUSE:**

**CARPET:** The carpet in the Great Room was cleaned on the 18<sup>th</sup>.

**COMPUTER REPAIR:** The Manager's computer was repaired due to file corruption.

**GYM:** The bi-monthly service was completed on November 4<sup>th</sup>. The bearings for the Angled Leg Press were installed as well as the cable for the Paramount 300 Functional Trainer.

**POOL:** Pedro from Living Water pools replaced several drain covers along the gutters in the main pool. He also cemented a missing tile on the gutter as well.

Pool Area: One of the large Cavalier umbrellas was replaced by the eating area at the main pool because the metal handle broke and was unrepairable.

**KIDDIE POOL:** All Solar Solutions installed the new heater/cooler for the kiddie pool Monday November 21<sup>st</sup>. In addition, the chemical feeder was replaced by Living Water Pools.

**GOLF CART:** The golf cart was in need of an annual tune up and repairs. A new battery and tire was installed along with several repairs.

## **COMMON GROUNDS:**

**MULCH:** East Coast Mulch will be installing mulch throughout the common grounds this week.

**ACCIDENT:** I reported a bad accident in front of Fairfax Village on Friday, November 11<sup>th</sup>. A vehicle apparently was speeding on Crestwood Blvd going north and passed a semi moving van entering into the front entrance to Fairfax. At the same time, a maintenance worker on a golf cart was crossing Crestwood Blvd in front of Fairfax and the driver of the vehicle swerved to avoid it and crashed into a cement FPL light pole. The light pole fell on the vehicle but luckily the driver was not injured, the car was totaled.

**LANDSCAPING:** Mainguy Landscaping fertilized the turf and all palm trees and bushes on November 4<sup>th</sup> and November 5<sup>th</sup>. Mainguy also installed red and white New Guinea Impatiens as our seasonal flowers this year. The flowers were installed at the front of the Clubhouse, Madison Green monument at the Clubhouse entrance, at the east and west front monuments on Okeechobee Blvd and the center island on Crestwood Blvd and Okeechobee Blvd for a uniform and colorful effect.

Fred Rios, our Facility Maintenance Specialist has removed the wooden stakes around the two Royal Palm trees on Crestwood and in the front circle of the Clubhouse. It was suggested by Perkins Tree Service not to remove the stakes until after hurricane season.

FPL notified me this past month that they were removing five Queen Palm trees that were causing service interruptions from their fronds interfering with the electric lines. The trees will

be removed in a few weeks from the west berm closest to the elementary school on Okeechobee Blvd.

IRRIGATION: The irrigation pump on Pine Road lost water pressure. I had Sullivan Electric inspect the pump and found the relief valve stopped working. The valve was repaired and the pressure came back to normal.

Image Irrigation repaired a broken valve by the elementary school near the west berm. They also adjusted all the rotors on the east and west berm on Okeechobee Blvd. The new plantings were just installed and we wanted to be sure the plants were getting the correct amount of water daily.

LAKE FOUNTAIN: On Monday, November 21st, Todd Barhydt from Vertex Water Features completed his inspection of the electric for the installation of the lake water fountain. FPL will be turning on the electric power for the fountain within the week. The lake water fountain is ready and waiting.

HOLIDAY LIGHTING: Christmas Décor installed the holiday lighting at the two front monuments on Okeechobee Blvd and the two east and west pavilions on Crestwood Blvd this past month. Once the new electric meter has power, both the pavilions will be lit.

BEES: Residents in Saybrook Village were once again disturbed by bees in the preserves. I notified Alpine Farm Bee Removal and they removed the bees.

*Respectfully submitted,  
Lynn Linfante, LCAM*