

## Property Manager Report November 18, 2015

### CLUBHOUSE:

SPA: Gulfstream Heat pump serviced the digital temperature for the Spa on Tuesday, November 10<sup>th</sup>. It was registering higher degrees than programmed. While the technician was here he calibrated all the heaters.

GYM: ProFitness installed and completed the new grips on the equipment and also repaired the Physio Step which was under warranty from the manufacturer. The Bi-monthly maintenance inspections were also completed while the technicians were here.

CLUBHOUSE OFFICE: Gina Parsons with GPC was called in Monday, November 2<sup>nd</sup> to repair the staff front printer which stopped printing on the wireless. While she was here she also cleaned up the front computer for any malware issues.

Clubhouse office air conditioner sensor: I spoke with Rob Yoder, with Romark A/C and he has informed us that after checking with his colleagues that a sensor will not help the cooling when the Clubhouse office doors are closed. He will need to install a vent above the entry door inside the office and another vent on the other side of the entry office door. This is called a cross over and the only return is in the Clubhouse office and this must be accomplished first. Rob will be sending me a quote hopefully before the Board of Directors meeting.

ROOF REPAIR: Pace Roofing is scheduled to start working on the roof at the clubhouse on Friday, November 20<sup>th</sup>.

### COMMON GROUNDS:

#### TRIMMING:

The Eugenia (Ficus) trees behind the east and west monuments were trimmed and completed on Thursday, November 5<sup>th</sup> by Stimmler and Son.

#### HOLIDAY LIGHTS:

The holiday lights were installed on Tuesday, November 4<sup>th</sup> and will be turned on by the November 27<sup>th</sup> weekend.

By the way, I called two property managers; one at Baywinds and the other one at The Isles about their experiences with their holiday lighting. Both managers reported when it rained, the GFI would trip the lights.

IRRIGATION: Last week, Michael Van Trump, with Image Sprinklers, notified me that the irrigation pump on Pine Road did not have pressure and to contact Sullivan Electric for service. The technician came right out from Sullivan and told me that the pressure transducer which transmits and transfers data to both pumps was defective. He also said that the flow sensor cable effector and switch needed to be replaced. Sullivan Electric repaired the pump on October 29<sup>th</sup> and everything is now working properly.

There also have been many repairs this past month and Image Sprinklers is still finding areas that were never serviced with the prior irrigation company. Some of the repairs that were made this month were: installation of a bubbler to feed additional water flow to the new Royal Palm tree in the front of the Clubhouse, a new Rainbird controller was

installed for the Okeechobee Blvd timer, and there were also three mainline breaks that were repaired, two on the east berm on Okeechobee Blvd and one across from the entrance to Oakmont Village.

The sprinklers have been increased from three to four days a week until the dry spell is over.

FIBER OPTICS INSTALLATION: I have been in contact with the AT&T representative about the digging and laying pipe on the Madison Green property. AT&T has easement rights granted by the state of Florida to install fiber optics. I have been on top of the situation and have had many talks with the laborers to keep the vehicles off the sidewalks and sod. However, they haven't been doing that and I've made several trips out there to tell them again. I made contact today with the engineer from AT&T and the supervisor for the sub-contractor, Ivy H. Smith Co. It will be another week before they are finished and then AT&T will come in to lay the fiber optics. I am waiting for an answer from AT&T as to when they will be finished with the project.

I have been told by the Ivy H Smith representative, that they will fix all damage done by their crew before they leave the property and then be reimbursed by AT&T. They expect to be on property about another week, and then AT&T will lay the fiber optics. At this time, I do not know how long AT&T will be working here.

Respectfully,  
Lynn Linfante