

PROPERTY MANAGER REPORT NOVEMBER 20, 2013

CLUBHOUSE:

Main Pool: We have three (3) coolant/heater units and three (3) heating units for our pool. The motors in the three coolant/heater units have been giving us trouble. Recently, we had two of these motors replaced. The third motor broke down last week and was replaced. We still have a warranty on parts, but not the labor. While the technician was here we also needed a new compressor for the new motor, Freon in a different coolant/heater unit, and a water sensor in another. The labor for the complete call was \$96.

Gym: Pro Fitness did their by-monthly maintenance inspection last week. We had to purchase a new exercise ball because the other was punctured. Plastic foot skates that are cracked and split are on order for the older Elliptical machine. Unfortunately, they do not make rubber ones as they do for the newer Elliptical machines. The technician told me that they are running out of parts for this machine.

Fire Marshall Inspection: The Fire Marshall did his annual inspection last week and found everything satisfactory. He did find a missing "sight" glass on the post indicator valve at the SW exterior by the backflow, which has been ordered, and he recommended that we use surge protectors in two areas in the Great room (this has been done), otherwise, everything passed inspection.

COMMON GROUND:

Holiday Lighting: The holiday lights are installed for the holiday season and will be turned on November 30th.

Landscaping: Eddy Smith, High Standards, removed the dead Albas plants around a few of the hardwood trees by the sidewalks on Crestwood Blvd. He also removed all the red Coleus plants in the center middle island on Crestwood Blvd and replaced them with red New Guineas. He replaced all Coleus plants in the front of the Clubhouse and center island with three different orange color New Guineas. In a few weeks, there should be color everywhere.

Painting the Pavilions: Style Painting completed painting the three pavilions on Crestwood Boulevard. Fred and I inspected the completed job, and I had a walk through with the owner, Mr. da Silva. His crew did an excellent job, very neat and professional.

** A question was asked by Max Mollohan at the last Board Meeting if the warranty on the paint is pro-rated? I spoke with a Sherwin Williams Supervisor at the Royal Palm store and he explained the warranty is not pro-rate. The paint has a 15 year manufacturer warranty and they told me to keep our receipt. The store keeps a record of the paint MGMA purchased by the contractor. If there is a problem Sherwin Williams will send out a representative who will look over the situation and determine their findings.

SBT: There was a large main line break reported on Monday this week. The break was between Crestwood Blvd and Pine Road near the sidewalk on the SW corner. SBT found a 6 inch crack just below the surface about three feet down and had to shut the water off for the day to repair it. A special 6 inch "O" ring part had to be ordered, repaired and then dry overnight to make sure they closed the leak. The water was turned back on at noon time today.

Portico Leaks: I had Bill Kennedy from Roofing Systems of Florida look at the leaks at the front and rear porticos. Bill Kennedy took some pictures and showed me where he found cracks on the upper circular edge of the porticos. There are two tiers, located on a horizontal surface of the stucco band that was not painted and sealed by the Trim Package crew when they painted the building. It should have been sealed with elastomeric compound, then coated with a waterproof elastomeric compound and then painted to match. In his pictures, you can see the wide cracks where mold and dirt is laying. When it rains, the rain water seeps through the cracks and down into the columns and we experience the black run-off.

I have contacted Gary Nelson, Trim Package, and have mailed him the pictures from Roofing Systems and am waiting for his response.

Submitted by,

Lynn Linfante