

October 28, 2015 Property Manager Report

CLUBHOUSE:

MAIN POOL: Last month Gulfstream Heat Pumps was called to repair four heaters that were not working properly. Two were leaking and the other two were not registering the correct temperatures. Everything was adjusted and working well again.

GYM: Last week Scott Vanecek from Pro Fitness was called to rearrange some of the gym equipment to provide more space around the exercise room. Several residents thanked us for making the change.

More parts are needed for the Physio Step recumbent bike. It was not the handle that was the problem as we thought until the technician noticed there was a crack in the bar that holds the seat in place. Pro Fitness is checking with the manufacturer to see if the part is under warranty. The Physio Step will be out of order for the time.

The rolling wheels under the pedals of the older elliptical was repaired and working well. We have discovered there is another noise on the same elliptical and have notified Pro Fitness and they will be out to check it.

MEN'S WASHROOM: Romark Plumbing was called on Tuesday, October 20th, to repair 3 toilets that were not flushing. New repair kits were installed and all are working properly.

KIDDIE ROOM: Several weeks ago Fred Rios noticed that there was a wet spot in the ceiling and wall of the Kid's room. I called two roof contractors for their opinions. On inspection, there were two leaks. Leak # 1 is located along the lower perimeter tile and gutter above the east window in the kiddie room. Leak # 2 is located along the upper wall flashing and return transition. The base board under the window is separated from the wall but can easily be repaired and the spots on the wall and ceiling will be re-painted by Fred. Two proposals are submitted for approval.

PAVER REPAIR: The paver brick walkway to the Clubhouse entrance was repaired and leveled.

EMAIL BLASTS: We signed up for a new service with the website hosting and email server company we have, because they had a great sale running for the next

three years. This service helps us create and send professional looking email blasts much easier than before.

In just a few days, we have sent two email blasts to almost 600 residents with the new design and it is working well.

TV PROVIDER SURVEY: The TV provider survey was mailed out to all residents on October 13th and we have received many completed surveys.

QUARTERLY FIRE INSPECTION: Metro Fire completed the quarterly inspection and everything passed.

COMMON GROUNDS:

LANDSCAPING: High Standards pulled weeds and fertilized the palm trees this month. Fred Rios and I did an inspection on the property Tuesday, October 20th and everything is looking good other than some dry areas. The palm trees on property are due to be trimmed soon because all the rain we have had this past season and I am seeing the Coconuts are very large. The contractors are very busy this time of year and are scheduling dates earlier than usual.

IRRIGATION: Image Sprinkler System is working repairing many sprinkler heads and nozzles. There are many problems that are in need of repair and they are doing as much as they can to get the property back in good shape.

TREE REPLACEMENT: The new Royal Palm tree was installed on the front circle in front of the Clubhouse on Wednesday, October 14th and the deceased Royal Palm removed. The new Royal Palm tree will be watered each day for 30 days.

COCONUT PALM TREES POOLSIDE: The Coconut palm trees are scheduled for pruning on Monday, October 26th at the pool area. The Eugenias will also be trimmed the same day by Stimmler and Son Landscaping Service.

IXS: This Company has been on property all week digging trenches to install cable for AT&T.

Respectfully submitted,

Lynn Linfante, LCAM