

PROPERTY MANAGER REPORT

AUGUST 28, 2013

CLUBHOUSE:

Main Pool: Several months ago I spoke to the board regarding rust spot stains caused from the housing in the pool pump which is rusting and corroding in the inside of the motor. Living Water's technician, Pedro, is guessing within six months we will be seeing larger spots, if not replaced soon. I submitted bids previously to the board and the cost was anywhere from \$2,000 to \$3500.00. I would like to recommend that the pool pump housing be repaired or purchased in the next several months. I should have prices before Wednesday's meeting.

Fred and I have noticed the paver bricks are sinking and separating around the kiddie pool and main pool. I have made some inquiries to paver brick companies and other pool companies for their advice. It was recommended to use Mason Sand which compacts quickly. Fred has started this project and is filling in different areas around the clubhouse.

The royal blue 4 x 4 tiles that surround the pool above the gutter lines have many cracks. Fred counted 35 cracked tiles. We do have 16 of the 35 in stock, however, Pedro has informed us that we can no longer purchase the same color. He also told me that you can't match these tiles anymore, so we will be looking at replacing all the tiles so they will match. I should be getting a proposal soon, so that it can be budgeted for 2014.

Kiddie Pool: I recently purchased a new auto fill for the kiddie pool at \$135. Due to the heat and pressure and being plastic, it becomes brittle and cracks.

Pool patio chairs: We have had several chairs that were missing slats to the back of the chairs and recently had them repaired. We now have four more chairs to add to our collection.

Fire extinguishers: were inspected this past month and one had to be replaced due to the age, after 12 years it's mandatory for replacement.

Basketball Court: We recently had one of the basketball back boards crack and break. The basketball board is at least 11 years old, acrylic and brittle. I found a distributor in Coconut Creek that sells the backboards and have placed an order for a new one. The backboard will be installed next week by the vendor.

Gym: A proposal for a new treadmill was given to the board for review and approval. Integrated TV's were considered but after evaluating and checking with Comcast, and other communities a remote is still a necessity because of changing channels.

I also was told by Scott Vanecek, owner of Pro Fitness, that treadmills must be spaced 19.7 inches on each side and 39 inches of clearance behind the back of the treadmills. This safety

pre-caution is written on manufacturer's recommendations as well as The Redwoods Group (A Risk Management Company) and American Society for Testing and Materials. (I have copies for these rules.)

A new TV was purchased for the gym this week because the sound does not work any longer on the older one.

I am starting to get bids for renovating the gym which would give more useable space. I have received some good suggestions from residents, Pro-Fitness and other community clubhouses. I hope to have more information at the next board meeting.

Emergency Exit Door in Gym: The door in the gym recently had a new lock and batteries installed for the door alarm. The door has not been secured properly for some time.

I met with the Beautification Committee on Tuesday to talk about the beautification at the front entrance and walls on Okeechobee and Crestwood Blvd. I informed the committee that two Eugena trees will be cut down next week behind the monument on the west side of Okeechobee. Jason's Arborcare, will be doing the work, once the permit is approved from the Village of Royal Palm Beach.

COMMON GROUNDS:

Irrigation – We had two small main line leaks, one at the clubhouse next to the parking lot do to Comcast installing a cable line across the street to the golf course and the other on Crestwood Blvd across from the Village of Royal Estates on the south side.

Landscaping: Mulch, will be delivered and installed this week, Thursday, Friday and Saturday.

Lakes: The lakes will be discussed at the Board of Director's Meeting by Mr. Chris York of Superior Waterway Services.

Submitted by:

Lynn Linfante