

**PROPERTY MANAGER'S REPORT
BOARD OF DIRECTORS MEETING
FEBRUARY 26, 2014**

Pools: We had another heater stop working. The problem was an expansion valve that broke off causing the heater to leak Freon. In addition, the spa heater has been shutting itself off. I called Gulfstream Heaters and while the technician was here he made a slight adjustment to the spa and repaired the heater by installing a new expansion valve.

Gym: Pro-Fitness was called in this month for treadmill #3, which stopped working. In December we replaced the keyboard for #3, this time the problem was due to the center pod which also works with the keyboard. A newer version center pod was replaced and now working. A new running belt guide was installed which keeps the running belt straight. I am working with a small group on the proposed Gym expansion project and hope to have a more detailed report in March.

Cameras: ADT installed eight new cameras on February 13th. The two technicians spent most of the day installing the cameras. The new cameras are a big improvement.

Crestwood Blvd Clubhouse Entrance Road Pavers: I had four contractors look at the problem we are having with the pavers sinking on the entrance road to the Clubhouse. I have submitted a proposal from three of them for the Board's review. Please see Agenda.

Lakes - Bubbler: Over the holidays and again in January, we had a problem with the bubbler in the Lexington lake shutting off. Apparently, rain water was leaking into the chords causing the GFI to shut it off. The GFI has been replaced and the electrician has replaced the wiring. Hopefully, it's going to work properly.

Front Monument Landscaping: Sal Ceraulo from Universal Landscaping has started the work at the front entrance monuments on Crestwood and Okeechobee Boulevards. He has ripped out all the plants and will be clearing the grounds to start the project. I had Eddy from High Standards Landscaping pull out the Queen Lillies and replant them on Crestwood Boulevard in the center median. Unfortunately, we couldn't save a lot of the plants.

Irrigation: SBT's routine monthly maintenance was completed. I had Adam decrease the watering days and clock times by the Trinnetts alongside the dumpster in the main parking lot because the ground is always very wet in that location.

Tennis and Basketball Lighting: New fuses and fuse holders have been installed at the top of all the poles on the tennis and basketball courts. Frank, from Castillo Electric, checked all the wiring at each pole to be sure none of them had burnt wiring. Everything is in good working order.

Flat Roof over Portico: At the last Board meeting I was asked by a Board member about how far down will the membranes go? The contractor water proofs the entire metal band down to where it is detailed and then to the edge. If you are looking at the Portico it looks like a large "L" shape. Other questions were: "What is the unit?" The unit is "the Portico". "What is the price?" The price would be \$250 for each Portico. "What is the warranty?" The warranty is one year and will be written into the contract, if accepted by the MGMA.

Trimming on the Palm Trees: I have submitted a proposal from two contractors for the trimming of all the palm trees (excluding the Royal Palms that were recently trimmed) and have submitted it to the Board. Please see Agenda.

Respectfully submitted,

Lynn Linfante, LCAM