

JANUARY 23, 2013 PROPERTY MANAGER REPORT

CLUBHOUSE:

Pools: The Main swimming pool has had some leakage. Pedro from Living Water has found seven small areas in the main pool and one large pipe leak in the kiddie pool which has been repaired. Most leaks have been around the pool fittings and the concrete tile gutters. We still have a leak somewhere because we still are seeing the water tank distribute a heavy flow of water which is not normal. Pedro will be looking for more leaks.

We are seeing stains in all three pools and it seems to be getting worse. I consulted with several pool companies for their opinions on stains and was told about a company called Jack Magic that has great results with pool stains and contacted them. I met with their representative, Mr. Jim Gray, last week and had samples dropped in the pools. He was able to lighten some of the stains and feels positive that we can remove most of the stains. I am presently waiting for prices on the product and will have this information by the next meeting.

A new life rope and ring was purchased for the main pool. Also a new shut off valve was purchased for the spa.

Gym: Replaced the old True Elliptical Machine with a new True CS800 Elliptical Machine. The older model was discontinued because parts are no longer available and it starting to rust out. The new Elliptical Machine offers many more features and we have had many homeowners report they really like it.

The by-monthly gym maintenance was scheduled last month and everything is running and working well.

Clubhouse office: Dianne and I have started to accumulate the financials, correspondence and all the necessary paper work for the auditors. We will be meeting with them on February 25, 2013. Amy with Academy Accounting also has been working with us to get everything in order for them.

We have had an ongoing issue with residents not leaving the clubhouse and gym until after the closing time and our employees are getting out later because of this. We will now be closing the courts and gym ten minutes before the clubhouse closes and strictly enforcing this.

Landscaping Committee: The Landscaping Committee Members met on the 15th of January to review the revised landscaping proposal package. Steve Feiertag, Donna Broder, Maxine Yoss and Carolyn Hmara contributed suggestions and will be working on the proposals. Currently there are about eleven landscaping companies who are interested in bidding.

Mr. Henry Shaw of the Indian Trails Improvement District will be meeting with Eileen Feiertag and me on January 22nd, 2013 to go over a new project for an electronic device to monitor water elevations on the MGMA property.

COMMON GROUND:

Fred is currently working on the pavilion lighting on Crestwood Blvd. The lighting fixtures are old and cracked and the lighting sockets are corroded. Fred will be replacing them with new fixtures when no longer working.

SBT Irrigation: Wet check and repairs on the Madison Green common areas this month were completed. Two (2) Rainbird 5000 Rotor Heads and fourteen (14) Rain Bird 6" pop- up mist heads were replaced.

Landscaping: Eddy Smith's landscape workers planted pink Petunias in front of the Clubhouse. The monthly routine maintenance was performed and everything looks manicured and trimmed.

We had another car accident last month on Crestwood Blvd. near the Clubhouse entrance. Eddy Smith was quick to get out there to clean it up and put back the bushes and plants that were taken out. The insurance company was very efficient and had a check out to us almost immediately.

Tennis and Basketball Courts: A new tennis court net was replaced on one of the west court. It was well worn out and torn on the bottom which made it drag on the court surface.

Palm Beach Aquatics: The lakes are looking better, most of them are in very good condition but there are still several with weed problems. Palm Beach Aquatics has been trying to keep the lakes clean and clear and they skimmed several lakes last month with no extra charge to us.

The 300 Grass Carp are ready to be installed. Jeff Mangel would like to have the Carp placed in the lake, no later than the first week in February, if possible.

I will be meeting with Mr. Chris York, owner of Superior Waterway Services, Inc. and Charlie Larsen this week. Mr. York has submitted his proposal for the Lake Management on all the Lakes at Madison Green as well as proposals for the Bubbler and Fountain.

GOLF CLUB: No issues this month.

Lynn Linfante, MGMA Property Manager