

PROPERTY MANAGER REPORT
MARCH 28, 2012

Clubhouse:

Pro-Fitness: Bimonthly Service completed. The treadmills, elliptical, cardio and strength machines were serviced. The Magnum weight machine is out of order due to a belt that had come off its track. A replacement belt has been ordered.

Last week, the A/C unit in the gym was not cooling the gym and it was the second time in two days that this occurred. I called in our A/C contractor and he found it to be a broken belt. It was repaired. I also had all 3 A/C units serviced while they were here.

Four new umbrellas were purchased due to high winds a few weekends ago. The umbrellas tipped over and were not salvageable. Two large 11 ft. tilt umbrellas were installed by Fred in the eating area and two of the green, smaller stand alone umbrellas were replaced in other areas.

Living Waters: Installed the new plumbing at the swimming pool that turned out to be an all day project. Everything is up and running fine and we did not have to close the pool. The kiddie pool mushroom sprinkler will finally be painted the second week in April. We are waiting on a volunteer resident to start the project around April 6th.

Tennis Courts: The tennis windscreens are getting worn so I had an estimate done for new replacements. I spoke with Frank Froehling of 10 S-Net and he didn't think we needed to order new ones for another six months. We also discussed the resurfacing the courts in the future. 10 S-Net estimates the cost for new windscreens will be about \$445.00 for 100 linear feet. I have gathered other pricing from other windscreens companies.

Armer Protection did a fire alarm inspection on March 15th and everything passed. We have to purchase two new batteries which the alarm company will order and install for us at a cost of \$80.00.

I called back P&M Siding, the company that installed the doors in the lanai. The back door to the patio never closed properly. This time they finally repaired it correctly. Fred has installed chains and door closers to help the doors close better, which was recommended by the contractor.

On March 8th, Dianne Gasc, Eileen Feiertag, Diana Fordering, and I met for our monthly Village discussions regarding foreclosures and the renting out of foreclosed homes. Diana made some great suggestions. One suggestion was to have the Master assign their lien to the Village, and then use only one attorney to take action. She also told us she has many contacts that are waiting to take title on 3rd party homes and homes going to auction.

Great Room Carpet. The edging for the carpeting in the great room will be completed sometime in April. The edging had to be special ordered because of the color gold we chose and the machine that makes the edging material is in repair.

Lanai Rentals: For the month of March we had four rentals. We currently have two rentals for May and one for June.

Common Ground

Landscaping: This month I interviewed and spoke with four new landscaping contractors for bids on the expiring landscape contract. Fred took the new contractors on a tour of the property and they were all given a landscaping proposal package to review and fill out. I have worked with Dianne, Carolyn and Ross and will have the recommendation at the board meeting.

Eddy Smith at High Standards Landscaping planted the second phase on the Foxtail Palms.

Insurance: There was another car accident on Crestwood Blvd on March 8th. The median was torn up and we lost about 60 Juniper bushes. I picked up the Police Report and it stated that two cars were drag racing. The accident is covered by the driver's insurance, Progressive Insurance, and they already have mailed us a check. I also called Diane Smith from the PBSO and am planning on having her speak at our April 25th Board Meeting, perhaps, she can suggest some alternatives for the boulevard.

Mulch Proposals: I received three bids for the entire property and have given them to Ross for discussion.

Palm Beach Aquatics: I spoke with Jeff Mangle at Palm Beach Aquatics about the lake maintenance. He is very happy with the progress he is seeing in the lakes, especially lake 18 which was overrun with vegetation and is showing great

progress. The grass carp deposited into the lakes last year are growing rapidly and can be spotted in the lakes.

SBT Irrigation has been on property several times this month. All dry spots were checked and time clocks were cleaned out due to the large carpenter ants that like to invade these clocks to keep warm and get out of the weather. Ten pop up sprinklers were broken and replaced, two zones had small leaks and heads were cleaned as needed.

SBT also installed 30 bubblers for the new Foxtails that were installed.

The new Intake Screens for the lake irrigation were installed on last Friday and should be completed by this Board meeting. Fred was also there when they installed the new screens and confirmed that the ones removed were in bad shape.

Staff : This month we had our regular meeting to discuss Clubhouse operations. Dianne went over rules and regulations and had questions for the staff to see how they would handle certain situations. We were all very impressed on how well everyone handled the questions and that the staff was familiar with the rules.

The staff has been busy preparing for the Spring Fling this Saturday. Everybody has worked on the decorations and filled Easter eggs with goodies. Dianne and I will be supervising the event with several residents.

Fred is still pressure cleaning the roofs on the pavilions on Crestwood Blvd. He continues maintaining the Clubhouse and making necessary repairs.

Golf Course: The lettering on the front sign entrance to the Clubhouses was removed and new banners were added temporarily. Todd has told me it will be another week or so before the signage is completed and painted.

Dianne has been busy with many Estoppels this month and I will ask her to give her report next.

Respectfully submitted,

Lynn Linfante, LCAM