

PROPERTY MANAGER REPORT MARCH 23, 2017

CLUBHOUSE:

The annual fire inspection for the Clubhouse was done on Thursday, March 9th. The technician inspected the fire alarm system and all the smoke detectors. Everything passed except one smoke detector which failed the sensitivity test in the electric room. A new date was scheduled for Armer Protection to return and replace it with a new smoke detector.

GYM:

American Refrigeration and A/C was called to repair the gym air conditioner float that prevents the drip pan from overflowing. Fred caught it early and vacuumed up most of the water before it became serious. It was repaired and is now working properly.

POOL: Pedro with Living Waters Pool replaced fourteen cracked tiles at the front of the main pool. Pedro also fixed several sinking paver bricks on the patio by the south side of the pool. We also had one of the light fixtures pop out of the wall in the main pool. The screw came off causing it to come apart and Living Waters Pool repaired it.

Heaters: Several of our pool heaters have needed repair recently and last month, two main pool heaters had leaking heat exchangers. The technician said that these two heaters cannot be repaired because the parts are no longer available but continue to function for now. Another main pool heater needed 2.5 lbs. of Freon. The technician also adjusted a thermostat expansion valve for a temporary fix on a separate heater. When this part fails again, replacement of this part would cost about \$500.00. There is another main pool heater which is inoperable because of corrosion on the main coil and has been shut down. The technician estimates that our pool heaters may have only one season remaining.

It may be necessary to replace eleven heaters before then next winter season and I will be presenting more information at the Board meeting.

PLAYGROUND AWNING: I spoke to the owner of Southern Awning today and he has assured me the awning will be installed Monday March 27th, 2017.

COMMON GROUNDS:

Last week, I received a call from Linda Culbertson, MWH Communication Specialist with Palm Beach County WUD Capital Improvements Program. She asked that the Water Utilities be able to install an 8 inch water main to connect two existing water mains, one in Wyndham Village and the other in Pinehurst Village. The Water Utilities Department will need the easement to allow access to the area during the construction period, as well as future access for activities such as maintenance, service and repair.

A letter will be sent to property owners near the construction area to notify them about the project and upcoming surveying work.

LANDSCAPING: Pedro, our grounds man from Mainguy, removed the dead bushes that surrounded the backflow equipment in front of the south side of the Clubhouse. He also replanted them with new Clusia bushes and sodded more areas. Fred Rios noticed the Cocoplum

bushes on the east berm on Okeechobee Blvd have been eaten by insects and Mainguy will be spraying them regularly. Pedro and Fred pulled out the remaining dying flowers at the front median. Options for replacement will be discussed at the Board meeting.

TREE TRIMMING: Mainguy Landscaping Services completed the tree trimming on Friday, March 10th. The pool area was their last stop, and they did an excellent job cleaning and trimming the Washingtonias and they never looked so good. The pool was filthy due to all the debris and was closed for a day and a half to get it all cleaned up.

LAKES: Vertex Water Features was called to inspect the bubblers in the lake in Lexington Village on March 8th. A worn piston was replaced that was preventing 2 of the air bubblers to work. While the technician was there, he also replaced 4 filters that were either clogged or broken.

Maintenance was also completed on the lake fountain in Lake #1 near Wyndham Village on March 8th. Everything is running properly and the maintenance was covered under the yearly contract.

IRRIGATION: Image Sprinkler Systems repaired a small broken main line break by the lake near the golf course on Crestwood Blvd. The break was caused by the pressure washer trailer. The cost of the repair will be billed to Oliver Twist Pressure Cleaning Inc.

On Friday, March 17th, Fred Rios discovered a lot of water by the valve box on Crestwood Blvd. across from Walden Village. Image Sprinkler Systems found a 4" crack in the main line, and had to dig a 4' x 5' hole to fix it.

Castillo Electric's electrician installed two surge protectors at both irrigation pumps; one at Crestwood Blvd near Wyndham Village and the other on Pine Road.

Respectfully submitted,

Lynn Linfante, Property Manager