

PROPERTY MANAGER'S REPORT
BOARD OF DIRECTORS MEETING

March 26, 2014

Pools:

Spa: A new fifteen minute timer had to be installed per the health inspector. The health inspector did his regular inspection and told us the current timer was not up to code. The replacement of the drain covers in the main pool has not been completed. Barefoot Pools had to order the drain covers from another company and we are waiting on the delivery. The spa drain cover has been replaced.

Kiddie Pool: The mushroom sprinkler on the kiddie pool is no longer working. A new motor seal and labor will cost \$650.00. The kiddie pool itself has a separate motor and is working fine so there is no need to close the kiddie pool.

Clubhouse: As everyone knows the front doors to the clubhouse reflect a lot of heat and light. It sometimes is difficult to take pictures because of the brightness. Fred Moorehead has suggested placing a tint screen on the doors. Fred has done this line of work and I would like to recommend having him do this if the board agrees. I would also like to recommend if they come out good to have the gym windows tinted as well.

Armer Fire Protection did their yearly inspection on the fire alarms in the clubhouse. The smoke alarm in the gym storage area no longer works, also there are several smoke alarms where the batteries have expired. I will be getting the cost shortly to replace these items.

Staff Meeting: Dianne Gasc and I met with the staff to discuss any issues that need to be addressed and preparation for the Spring break and summer attendance.

Gym: By-monthly inspection this month and everything working and maintained. I will be meeting with Scott Vanecek, owner of Pro Fitness, next week to discuss the gym renovations.

Basket Ball and Tennis Courts: Apparently, FPL had a voltage drop this past week and caused outages on the courts, many of the fuses took hits. We had about 10 lights out on both courts. I called our electrician and new fuses and one capacitor were replaced, no bulbs or ballasts were needed.

Crestwood Blvd Clubhouse Entrance Road Pavers: As of this date, the Crestwood Blvd at the clubhouse entrance will be closed June 9, 10, 11 & 12th.

We had three auto accidents on Crestwood Blvd this past month. One was in the intersection of Crestwood Blvd and Grand Oaks Blvd., luckily no damage was done to the property. The other was in front of Ashford Village and Crestwood Blvd, by their front island entrance. No damage to MGMA property. The third one

was on Crestwood Blvd going north just past the clubhouse and Fairfax. The car left Crestwood Blvd, road the sidewalk for about 20 feet and then crossed Crestwood Blvd again and dug up some of the sod and skinned two hardwood trees on the median. The accident was seen by one of the property managers at the villages. I had notified Diane Smith that there should be Deputies watching for speeders.

Front Monument Landscaping: Sal Ceraulo from Universal Landscaping completed the work at the front entrance monuments on Crestwood and Okeechobee Boulevards. We have received many compliments from residents on how great it looks.

I sent Fred Moorehead this week to spend time with Travis McCoy and his horticultural assistant at Mayacoo Lakes Country Club learning the planting of flowers and shrubs. Fred is anxious to get started with MGMA landscaping.

Irrigation: SBT has adjusted the irrigation for the watering at the front entrance. Monthly inspections were done on the common grounds.

Lakes: Charlie Larsen and I drove around the lakes with Chris York of Superior Waterways and found the lakes to be in good condition. The five problem lakes were very clear and being maintained regularly. I have had no complaints in the past year from any residents.

Flat Roof over Portico: Bill Kennedy will be starting the work on the front and rear porticos next week. He will also be putting a temporary fix with the rubberized sealer on the clubhouse double outside doors on the parking lot side.

I also checked with the Palm Beach County Fire Marshall regarding entering into the electric and meter room from inside the clubhouse and was told we cannot. There is a four inch thick concrete fire wall preventing this and there would have to be special fire doors installed for the inside walls. Also an engineering study would have to be done by Palm Beach County and the Village of Royal Palm Beach. The project would cost much more money than replacing the outside doors.

Lynn Linfante, LCAM