

Property Manager Report
January 27, 2016

CLUBHOUSE:

Pools: Gulfstream Heat Pump was called on Wednesday, January 13th because Fred found two heat pumps not working. One heater needed a water temperature sensor replacement and it was repaired the same day for \$205. The other heater froze up because it needs a new filter dryer. The cost for the part replacement will be \$721 which will need Board approval.

Last year we paid labor only, parts were still warranted. I was just notified effective January 2016, we now pay for all parts and labor plus a \$96 service call. Our prices are much higher now.

We have been doing extensive cleaning due to the recent storms and tree trimming and now the pool area is in good shape once again.

Roof Repair: On Monday, January 11th, Pace Roofing repaired the fascia board at the front of the Clubhouse entry on the right side of the eve. Pace Roofing also repaired another roof leak on Friday, January 8th that was confined to the rear fitness room ceiling and wall which will be ratified at the Board meeting.

Quarterly Fire Sprinkler inspection was done on January 5th in the Clubhouse by Metro Fire Protection. We received notification that our inspection passed.

Romark A/C: Rob Yoder from Romark AC moved the sensor to the outer wall outside the Clubhouse office and installed a new digital thermostat. Romark also was called back because the gym A/C unit was not cooling properly. The technician refilled the unit with Freon and it is working fine.

Gym: The multi-hip equipment had a broken attachment and was repaired on January 20th.

Storage room in gym: Fred has installed more shelves in our storage room for better organization.

Insurance: About two weeks ago the adjuster for Madison Green's insurance carrier inspected the property and found two problem areas. They are requesting us to repair the parking lot in the area where palm tree roots have lifted the asphalt. Also, they are requesting us to repair some paver bricks in the walkway under the pavilions on Crestwood Blvd. The carrier would like everything accomplished by March 1, 2016. I spoke to the insurance agent and they have extended the deadline to May 1 for the parking lot repair.

Tile & Grout Cleaning: I met with two companies that do tile and grout cleaning. I am submitting proposals for your review. Please see packet.

COMMON GROUNDS:

Trimming the Palm trees: Perkins Tree Service has been trimming all the palm trees on the property since the week of January 11th. All trees have been trimmed but Perkins will return next week to remove any hanging fronds.

Treatment for Royal Palm Bug: Also included for your review are three proposals for treatment of 110 royal palm trees on the common grounds. Please see packet.

Landscaping: High Standards completed the final fertilizing for the year. The lawn crew is working on killing and pulling many weeds in the beds due to all the rain. High Standards also moved some of the plantings to different areas of the property.

Irrigation: Image Sprinklers completed their monthly inspection. Another main line break was found and repaired behind a home in Wyndham village. The water pipe line actually is on the lot of a home and MGMA common ground.

Another main line break occurred last Friday on the east berm on Okeechobee next to the fence line by Wyndham Village. There were several cracks in the 6 foot pvc pipe that needed repair. Yesterday, while Image Sprinklers was there to fill in the hole, another stress crack broke on the same pipe. The cost of the repair is \$997.48. See photo.

Yesterday, Fred Rios discovered a water leak at the water fountain by the tennis courts. Image Sprinklers was called to inspect the repair and they reported to me a plumber must repair the pipe as it involves drinking water. Romark A/C and Plumbing will be here on Tuesday to repair the pipe.

Image Sprinklers also capped off some of the heads in the islands which were still putting out too much water to the plants. All the plants and flowers are looking very healthy now.

Respectfully Submitted

Lynn Linfante