

PROPERTY MANAGER REPORT SEPTEMBER 19, 2012

CLUBHOUSE:

We recently replaced the Sensor and Thermostat for the A/C Unit. The Thermostat repeatedly shut off and the gym would get very warm. The Sensor was bad and needed to be replaced but the old Thermostat would not work with the new Sensor.

Staff: I am in the process of interviewing with Dianne Gasc for a new Operations Staff positions.

Pool side: The main pool was closed last past week for two days to repair the grout along the tile bullnose and gutter. Fred was present while most of the work was completed and inspected.

Tennis Court: After the recent rain we had, I have noticed there are more crack lines in the asphalt and getting deeper. I have contacted a tennis supplier company and will have a proposal for the next board meeting.

Also two electrical fuse box panels behind the pool area were replaced by our electrician because wires were exposed.

Fred has been pressure cleaning the two Cabanas at the rear of the pool. The Cabanas are constantly maintained because of the Spiraling Whitefly continually dropping gooey substance and black soot from the palm trees.

The resident from Fairfax at the last board meeting, had asked about replacing and covering the poles on the Cabanas but with the problem with the Spiraling Whiteflies and I do not recommend we do this. I also called several canvas material companies and the prices ran about \$250.00 a piece to cover a pole.

Gym: I received a proposal for (2) Running Belts and drives for (2) True Treadmills from Pro Fitness for \$464.28. The treadmills were approved by the board several months ago and I have arranged to have one replaced this month and the other in November.. The other equipment was serviced and everything is in good working order.

The new PhysioStep Recumbent bike has arrived. I managed to sell the old recumbent bike to a resident for \$60.00.

Fred has brought to my attention that we have a problem in the gym. The baseboards are pulling away from the north and the east wall. I have a general contractor coming in this month to look at the situation and give us a proposal.

Halloween Party: Dianne Gasc, Eileen Feiertag, Noreen Heelan and I met to discuss and plan the events for the party. The party will be Sunday, October 28, 2012 from 2:00pm till 4:00 pm and sounds like a lot of fun.

COMMON GROUNDS:

I have Fred pressure cleaning and painting the front signage on the monuments at Okeechobee Blvd. The front monuments have faded in color because of the water stains from the sprinklers.

Landscaping: I rode around the community with Eddy from High Standard Lawn Care this past week and pointed out some areas that I felt needed some extra attention. We purchased about 25 young Foxtail Palms recently and most of them have been planted. The paver bricks in the street and front entrance to the clubhouse will be sprayed for weeds as soon as possible. It rains each day that makes it difficult and will only dilute the chemicals.

Irrigation: There was a large 6 inch main line break in the line on Pine Road. I personally looked at the situation and there were many hours of labor to dig it up and repair. The cost came to \$875.00 and it was repaired in three days.

Lakes: Once a month Palm Beach Aquatics, Charlie Lawson and I will be observing all the lakes in the community. We will be noting the lakes that need more attention and working on resolving some of the issues. Many residents are complaining that they are not seeing our lake management company maintaining the lakes and this way I am able to assure the residents that it is being done.

Respectfully submitted,

Lynn Linfante,
Property Manager