

PROPERTY MANAGER REPORT  
September 30, 2015

**CLUBHOUSE:**

**KIDDIE ROOM:** Fred showed me the crown molding under the south window in the kiddie room. It is lifting off the wall and looks like there is a leak on the outside of the building under the gutter. I have contacted Howard Lipman of Chapco Drywall and Bill Kennedy of Roofing Systems to come look at it next week.

**KIDDIE POOL:** I spoke to Pedro from Living Waters Pool regarding the PVC valve replacement and it was PVC not metal. Pedro installed it about a week ago.

Pedro also had to install a new motor that burnt out in the kiddie pool. The cost was \$625.00 and was installed right away, on Monday, September 21, 2015.

**MAIN POOL:** This past month we had another leak in one of the pool heaters and HPS (Heat Pump Systems) was called in. It was a melted fitting again which happens many times because it is made of plastic which melts from the heat and causes the heater to leak. HPS is replacing all plastic fittings with copper ones as they are repaired.

**PLAYGROUND:** The shade at the kiddie playground was taken down by Jones Awning on August 28<sup>th</sup>, 2015, just before the tropical storm warning. I phoned Jones Awning several times to be sure that the corners were being reinforced. I was assured that they were and being installed with a plastic lining in the corners as well. The shade should be reinstalled October 1st if everything goes well.

**GYM:** The bi-monthly maintenance was completed September 16<sup>th</sup>. There are about eight machines that need new handle grips. The biangular transformer, lat bar, abdominal crunch, vertical knee raiser, seated leg curl, squat, arm curl and leg extension. The cost will be about \$400.00 plus a service call fee.

The incumbent bike seat was also broken and I am waiting for a proposal to get it repaired. Pro Fitness is checking with the bike manufacturer to see if it is still under warranty.

The elliptical installed January 2013 needs new roller bearings. Pro Fitness will be sending us a quote for this repair.

LANAI: The table tops of both the 8' folding tables were damaged due to excessive heat used during a lanai rental. We are trying to replace the table top material.

TENNIS COURT: Fast Dry Courts completed the painting of a 2 inch line around the 10 x 20 foot concrete cabana slab on Monday. Also, one of the rollers used to absorb the water on the courts has been replaced.

WALKWAY: I have submitted three proposals for the Board to review and approve to have the paver bricks pulled up and reinstalled on the walkway in front of the Clubhouse. Many of them are being lifted up because of the roots from the Mahogany shade tree at the corner of the walkway. I have seen residents tripping and I'm afraid someone will fall soon if we don't do something soon.

### **COMMON GROUNDS:**

LANDSCAPING: The colored Coleus at the front entrance to the Clubhouse were infected with Millie bugs. Deluxe Pest and Lawn was called right away to spray and tried to save them. The technician told me there is an epidemic of the insects affecting many Coleus this summer.

MONUMENT LIGHTING: At the last Board meeting, I was asked to get the correct price from CLA (Custom Lighting of America) for the additional lights on the palm trees at both sides of the east and west monuments at Okeechobee and Crestwood Blvd. Apparently, there are four lights instead of two and the cost is \$325.00 each for a total of \$1300.00.

IRRIGATION: Image Sprinkler System started their services on September 2<sup>nd</sup> and had a great deal of problems with the existing irrigation. At the #1 lake by the pump station at Wyndham village, a broken 6" pipe was found and had been leaking for weeks. A 4x5 x 7 foot hole had to be dug to get to the break. Also Image Sprinklers had to repair another break on Pine Road and at the center island in front of Royal Estates on Crestwood Blvd. Mike VanTrump, the owner of Image Sprinklers is putting together a book that will show and describe all the zones in sequenced order and show where the valves are located. This will make it easier for anyone to find where everything is located on the common grounds.

TREE REPLACEMENT: The royal palm tree in the front circle at the front of the Clubhouse will be removed and replaced with a new 25 ft royal palm tree the week of October 5th. We had to wait a couple of weeks to get the permit from the Village of Royal Palm approved.

TREE TRIMMING:

Coconut Palm Trees: Each year at this time, I have the coconuts removed from the 28 coconut palm trees around the pool. The coconuts are very large and the pods are very heavy. I have submitted three proposals for Board approval.

HORICULTURE CONSULTANT: I recently met with Mr. Carl Etter, owner of Deluxe Lawn and Pest Management (our property pest control company) to ask his advice on the condition of all the palm trees on the common grounds. He suggested I spoke to Mr. Richard Murray from the University of Florida, a horticultural consultant and specializes in palm trees. Mr. Murray is well known throughout the United States and the Caribbean and comes highly recommended by other universities and colleges. He charges a fee of \$200.00 to evaluate all the trees on property and gives a full written report on his findings. I would like to see if the Board would have any interest in having him do an evaluation and written report for Madison Green.

ANNOUNCEMENT SIGNS: The 16 announcement signs that are displayed at all the Village entrances for MGMA meetings have been replaced with new signs.

Respectfully submitted,

*Lynn Linfante, LCAM*