

PROPERTY MANAGER REPORT

JULY 25, 2012

CLUBHOUSE:

Metro Fire Protection: Quarterly inspection of the fire alarm system was tested and everything is working satisfactorily.

Living Waters Pool Company: Pool maintenance complete for the month. A resident informed me that pieces of grout are falling out between the bullnose tiles around the gutters of the pool. Fred and I looked at the tiles and also had our pool company representative look at them. There are particles of grout that should be patched due to the chemicals and we will follow up on this project next month, once school begins.

Staff Meeting: The entire staff met with Dianne and myself this past week. Dianne discussed some changes, updates and procedures. Everyone is doing a great job and the Board is very happy with the employee's performances.

Pro-Fitness: The gym equipment was serviced last month and everything in good working order.

Umbrellas: Seven umbrellas around the pool and kiddie pool were torn and ripped from our last rain storm. I phoned the company we purchased them from and have received word that they will replace them with new ones at no cost to the association.

Front Desk: We purchased and installed a new ID Card Printer for resident access. The other machine was 10 years old and replacement parts were no longer available to purchase.

COMMON GROUNDS:

SBT: The irrigation company installed the rain sensors this past week. Other than minor repairs and several broken sprinkler heads everything is in good working condition. SBT's contract will be up at the end of August and I am now getting bids from at least two other irrigation companies. I should have more information for the next Board Meeting.

Landscaping: The 111 Royal Palm Trees were treated for the Royal Palm Bug that was attacking the Royal Palms. The Coconut, Chinese Palms and Anonidia Palms are to be treated this month for the Spiraling Whitefly, about 565 plants and trees will be treated. A proposal has been submitted for the Board's review.

Car Accident: We had another car accident on Crestwood Blvd. on June 30th. A resident hit a sable palm tree on the median and took out several jasmine dwarf firebushes, faxahatchee grass, sod and mulch. I notified the insurance company and have emailed pictures, police report and our invoice of \$350.00 and waiting for correspondence from them.

Lakes: I recently received complaints from residents that certain lakes are looking bad. Every summer with the extreme heat conditions, some of the lakes show a great deal more of stress

than others. This year the lakes seem to be worse and I have been out to look at them all. The large lake at Wyndham Village and Crestwood Blvd. was skimmed last month for a cost of \$500.00. Lake number 18 at the Estates was cleaned yesterday by Palm Beach Aquatics and more chemicals were poured in. The type of weed in that particular lake grows 2 inches a day. Several others are not looking good and Palm Beach Aquatics will be back on this Friday for more treatments.

Last week Charlie Larsen and I met with two new vendors for pricing on bubblers, diffusers and fountains. I should have a report on all these products for consideration for our 2013 budget meeting.

Sidewalks: The sidewalks were cleaned and hopefully will be completed by the end of this week. The company that we contracted with, Oliver Twist, has done a fantastic job.

Golf Course: While inspecting our lakes last week with Charlie Larsen, we noticed that all the vegetation that was previously cut and stacked in the preserve areas seemed to be gone. It looks like the vegetation was cut in a chipper grinder for mulch because there were several piles of mulch on the Golf Course property. So I am reporting to the Board that it looks like the Golf Course has removed the majority of the vegetation piles located in the preserve areas.

Village Management Companies: As of August 1, Wyndham Village has a new management company, Sea Breeze Community Management Services. The new Property Manager is Beverley Jamason and we will be meeting with her tomorrow. Last month Royal Estates hired a new management company, United Community Management and Terri Streng is the new Property Manager.

Palm Tree Trimming: Jason's Arborcare completed trimming the 860 palm trees last week. I had them come back again last week for a few minor touches due to hanging branches and a little more trim work. Overall, I am pleased with the work and his crew. Jason also mentioned that when they dumped the fronds that many of the tree fronds were covered with the Whitefly.

Submitted by:

Lynn Linfante