

**Manager's Report
For
April ~~2010~~ 2011**

It's hard to believe that winter is over and we are already deep into April. We have made some great strides forward in such a short time. The pool project turned out perfect; it was completed in only three weeks.

We made the card rooms useful again for all Villages/Estate to hold their monthly meetings. The Landscape and Lakes are now presentable and have never looked better. It will be a major challenge to keep the lakes looking as well throughout the summer. If Carp are stocked and skim boats used with some chemicals, maybe we can beat the Algae blooms which are sure to come. The Landscape/Lakes committee has been working hard to do some things which in the long run will reduce our costs.

We have plans to solve the Okeechobee hedge problems permanently. I will be re-writing the specs to trim all our trees by eliminating the Queens, Royals and other trees that never need or should have been trimmed.

The closing of plant/tree beds with sod is only one way to save money by cutting down the use of so much mulch.

The Landscape/Lake committee will do an in depth survey of areas that need to be replanted or have trees put in where landscape has been lost. This hinges on where we are with the budget. Dave S will guide us along this path.

It is our goal to use sod new plants/trees in June and July so the rainy season will make us look even better. The sod will close in the mulch beds and save us \$15,000.00 to \$20,000.00 a year.

There are issues on this Agenda that need to wait, floors/grout until the Lanai project is complete.

The proposals for A/C agreements need to be better researched. The company that has proposed cooling off the Lanai room area should also be considered to do our regular A/C maintenance. I have been told to slow down and finish one project before moving on to others. I agree, we have done a lot including solving the kiddie room leak, installing power point at no charge and the Health Department said we had the only system without any violations throughout the Palm Beach area.

I would like to work on the Lanai project, adding additional storage and make sure our trees are trimmed before the end of July. These three projects are more than enough to keep us moving in the right direction.

The staff has gone through some major changes, but with the staff meeting held on the 21st, we all feel a team effort will help pull our front desk and cleaning of the club house back together.

The pool service is another area we had not wanted to change. The pool is cleaned seven days a week with summer coming; a change may only hurt us. The current company, Living Waters is doing a great job. The other proposals are even higher and at this time, maybe we should consider their increase.

There are two other subjects that we have all been working on. One of which is the P.O. form and procedure. It would be nice to have another source to purchase items; however, we are working it out with our petty cash. I think Dave is right, credit cards always seem to cause problems. I have made our Petty Cash system work and maybe we should just stay with that for now.

As far as having a flag lighted at night, it is not something we must have now. I would like to see it happen at some point in time, but right now, our plate is packed.

It is still my goal to bring this community together with the Golf Club and Restaurant. It will take time, communication and planning. We must keep working as a team. I am willing to make myself available nights, weekends or whatever is needed to help Madison Green be the very best it can be.

I am always open for help and suggestions. Please call me for an appointment so I can give you as much time as you need and deserve to solve any problems.

Respectfully,

Mike Quinn PM