

# PROPERTY MANAGER REPORT

## February 1, 2012

### **CLUBHOUSE:**

Living Waters – A new 2 horse power circulating motor was ordered and installed for the spa last month because of it making a loud noise and then crashed days later.

Armand Pest Control in clubhouse and surrounding maintenance completed.

Animal Trapping Unlimited was called for a Raccoon and captured, caged and removed in December. We also have three other traps on the clubhouse property because of reports of more sightings and problems from critters.

Metro Fire Protection was here today with the quarterly inspection on the alarm system.

Pro Fitness –did their monthly maintenance service and found two TRUE treadmill running belts are in need of replacement from constant wear and the cord on the Magnum cable column needs to be replaced also. We have two small reupholstering repairs for the bench and pad on the Magnum Abs machine but I do think we can wait on these repairs for several months.

EcoClean – I had the carpet cleaned once again in the great room due to coffee spills.

Staff Meeting: A Staff Meeting is scheduled for 4:00 pm on March 1, 2012 and is mandatory that all staff members attend.

### **COMMON GROUND:**

SBT Irrigation – I received an estimate for \$2,845.00 for 3 high flow commercial screens for the floats we use to protect the pumps from flow of fish, debris, etc. from the lakes. The nets are cracked from age, they're over 10 yrs. old and the manufacturer requires replacement after 5 years. Please keep in mind that there is much labor involved to have a 2<sup>nd</sup> or 3<sup>rd</sup> opinion as our procurement procedure states. Please see under New Business.

Palm Beach Aquatics - The lakes are looking good with regular monthly maintenance.

There are 4 estimates for electrical service contractors for the lights and poles for the basketball and tennis courts. Please refer to this discussion under New Business

I also have been getting estimates from several contractors for the children's playground and have looked at artificial grass, rubber mulching and sod. I am still researching for what is the

best option for changing the sand. Hopefully, for the next board meeting I will have more information for the board.

I have received estimates for cleaning the roof on the clubhouse, the spa pavilion and the two roofs pavilions on Crestwood Blvd. Please see estimates under New Business. The clubhouse roof is very dirty and black mold is growing on the northern backside of the clubhouse walls and trim. The two tall pavilions on Crestwood are also dirty and while the pressure washing companies are here I would like to recommend that they get cleaned as well. Fred can pressure clean the lower roofs on the pavilions.

I researched on line for information about trimming the Sable Palm Trees in the preserve area in Saybrook Village. The information on The Preserve Management Plan (PMP) and Palm Beach County Dept. of Environmental Resources Mgmt. (ERM) confirms the trees are to be left in their natural environment. A picture of the palm tree and literature regarding this information is enclosed in the Board Meeting Pack. I also spoke on the phone with two different engineer consultants regarding this matter who also agreed the tree should not to be trimmed.

In our November 19, 2011 Board Meeting we discussed the exotic tree in on the berm in the Lexington Village. I spoke to Mr. Kevin Erwin, with the Village of Royal Palm Beach and sent him a picture of the tree. He has informed me that the tree can be cut down without replacing it or having a permit.

Fred is repairing sidewalks that have lifted up from the roots of the tree and Fred is cementing the cracks in between the slabs. The project is coming along and approved by our insurance company.

Fred also has brought to my attention seeing many chips in the paver bricks at the pool and surrounding areas. It looks like someone is taking a hammer and hitting the bricks, causing rounded holes. I had an experienced paver contractor view the problem and to see what he thought was happening. He knew right away that the paver bricks were installed upside down with the beveled side down causing the brick to chipping away. The beveled pattern actually prevents chipping on pavers. Our recourse is to turn all the bricks right side up for about \$60,000.00, buy new paver bricks for almost the same cost, seal the bricks, for about \$15,000.00 which would only last 2 years or wait. My advice is to wait because it took 10 years for the bricks to get in this condition and I believe it would take another 10 years for the bricks to deteriorate further.

There was a car accident on the median by Pine Rd and Crestwood Blvd. on December 16, 2011. I notified our insurance company, the driver's insurance company and our landscaper and I picked up a copy of the police report also. High Standard Landscaping is replacing a palm tree, bushes, sod and mulch for the total of \$1,070.00. I am waiting for a refund check from Allstate Insurance which can take a few months for the association to get reimbursed.

On Monday, Eddy from High Standards and I drove along the property to look at missing palm trees and replacing with Foxtails. Ross will discuss in his report.

## **GOLF CLUBHOUSE:**

I have had several conversations with Josh who is the Ground Maintenance Supervisor for the golf club and he has been cooperative in working to get the palm fronds off the ground once trimmed. There also have been some irrigation issues but it was taken care of immediately.

I also have been in contact with Michele at the golf clubhouse and she is working on having parties for Madison Green residents. I have suggested several ideas regarding the signs being directed with arrows to the MarBar Grille and more lighting. I have been told they are planning on moving the sign in the front entrance to our clubhouse front doors very soon.

Respectfully submitted,

Lynn Linfante