

PROPERTY MANAGER REPORT
APRIL 25, 2013

CLUBHOUSE:

GYM: Pro-Fitness - The roller assembly was replaced on the number 5 TRUE Treadmill. The Magnum flat workout bench will be reupholstered with vinyl slipcovers and there is one other workout equipment that will be reupholstered next month.

POOL: Living Waters - Fred noticed a leak coming from the housing which contains the motors and the pump for the main pool. Living Waters was notified and the tech found the bearing in the motor went bad and he replaced it. A new rope that attaches across the main pool was installed and a new feeder was replaced in the kiddie pool due to calcium buildup.

CLUBHOUSE: Roofing Systems completed the replacement of the rotted fascia boards and should have the downspout and cap on by the time of the Board meeting.

****Fire Alarm**** The annual fire alarm inspection was completed and everything passed inspection. However, a week later the fire alarm went off and seven days later it went off again early hours of the morning. The problem for the first alarm was an A/C failure and a water flow switch. The second alarm call was for a smoke alarm. Everything has been retested and working well.

****Sprinkler Alarm**** The annual sprinkler alarm inspection was also completed on April 15, 2013. The technician said everything was in good working order but he did have to clean out some black dusted sprinklers and possibly could have caused the alarm to go off.

PLAYGROUND SURFACE AND SHADE COVER: Work should get under way for the Shade Project by April 19, 2013. Getting a shipping date for the product held up the project again. The cement footings need to be dug and the poles inserted and re-inspected before the shade cover is attached to them. Putting Greens is scheduled to begin installing the artificial grass on or about April 24th and hopefully, the work will be completed by the end of the month.

COMMON GROUNDS:

LAKES: Superior Waterway - Lakes 1 thru 9, 16 and 21 were treated for algae. The weather was windy so treatment will continue the following week. The other

lakes are looking very clean and clear. The Carp were dropped into Lakes 1,5,18 and 22 on Friday, April 12th. Fred was there during the process and to help out where needed.

I met with Henry Shaw the technician for Indian Trails Improvement District last week regarding starting the work for the Telemetry in about 30 days. ITID will hire a company called CR Dunn to do the initial work and then another company called CC Controls will overlook their work. Once the Telemetry is monitoring the water levels, the next step will be to allow a operational gate for access.

IRRIGATION: SBT: Normal inspections and maintenance were completed the past month.

LANDSCAPING: High Standards: Fertilization was put down on the plants and grass this month. Two more Queen Palms have died and were cut down. On April 10, 2013, I inspected the property with Zimmerman Tree Trimming for a count of all hardwood and palm trees for our annual tree trimming project. *** I have been working with the Beautification Committee getting information, ideas and planning for the front entrance and front monuments.

Respectfully submitted,

Lynn Linfante