

PROPERTY MANAGER REPORT
JULY 31, 2013

CLUBHOUSE:

Main Pool: Two repairs were made on the large pool this past month. One repair was for an expansion valve, which is a coolant meter that controls the pressure for the pool. The other was a leak Fred found coming from the PVC pipes in the heater. It was a bad valve that has been replaced and is under warranty.

Gym: By monthly maintenance was performed. Foot skates were replaced on the Elliptical machine due to cracking and splitting.

Clubhouse: Window panes along the north east side of the gym were resealed again due an expired sealing compound that caused it to not dry properly. It was re-caulked at the expense of the contractor.

Backflow: Our annual backflow maintenance testing was performed this month and everything passed inspection.

Golf Cart: Two worn tires were replaced and purchased with new ones.

Fire Alarm Panel: Armer Fire Protection was called in for service due to the panel displaying trouble. It was due to a monitor module that blew out. The module communicates with the computer to let the panel know there is something wrong in the system. A new one was installed and now working.

COMMON GROUNDS:

Trees: Jason's Arborcare started trimming the hardwood trees on the property Thursday. We have three Ugena trees that are crushing the wall on the northwest monument. I showed the trees and the wall to Jason and he agrees the trees need to be cut down because all the Ugena trees will continue to keep leaning forward, causing shade and possibly crushing the walls again.

Landscaping: All Begonia flowers will be replaced and at no cost to the association. The Begonias are not as healthy as they should be and Eddy with High Standards is working with the nursery to replace and purchase different plants. There was another accident two weeks ago on the median at Crestwood Blvd near the entrance to Saratoga Lakes. Twenty five plants were taken out and replaced. An accident report was filed with Royal Palm Beach Sheriff's Office.

SBT Irrigation: Ten six inch pop ups and four rotor heads were replaced on the property. Also a small leak was detected by a valve box and repaired by the entrance to Saybrook Village.

Lakes: Fred and I watched Superior Waterways install the aeration on Friday, on lake #22 lake at the Village of Lexington. Over the weekend it tripped and was reset by Fred on Monday and working well.

Lynn Linfante