

PROPERTY MANAGER'S REPORT

June 25, 2014

Pool: One of the pool heaters for the main pool had a leak again which Pedro from Living Waters was able to repair without us contacting Gulfstream Heaters. Many of these parts will be deteriorating from age and heat buildup and we can expect more repairs in the future.

A new 10 ft offset umbrella was installed for the pool deck eating area.

Clubhouse: The water fountain cooler adjacent from the gym doors was replaced with the new unit on Tuesday June 17th. While the plumber was here Fred Moorehead reminded me there was a problem in the men's bathroom shower with a continuous drip that he could not fix so it was repaired by All Pro Plumbing at the same time.

A new popcorn cart was purchased because the element in the old cart stopped working.

The gate to the clubhouse office has been installed with a sign for the staff only.

Porticos: The trim around both front and back Porticos was completed on Monday, June 16th. I was able to get both Porticos painted for \$200.00.

Meter Room Doors: The three fire doors to the meter room should be installed by the first week in July.

Mulch: The mulch was installed and completed on Friday, June 20, 2014. Fred and I rode around the property inspecting and both agreed they did a good job.

Landscaping: The landscapers sprayed all the weeds throughout the property this past week including the paver brick areas around the clubhouse on Crestwood Blvd. Unfortunately, it rains every day now and the weed killers get watered down. I had High Standards spray the weeds around the circle that belongs to the golf course and asked Mike Brady, the General Manager, to have their landscapers also spray the weeds.

Fence on Okeechobee Berm: I called Diane Smith at the PBSO regarding trespassing signs for the new fencing on the Okeechobee Blvd berm. Diane Smith recommended that we put the signs about 500 feet apart so we will have to purchase about five new signs.

Pavers: The paver installation was completed on Saturday, June 14, 2014. I was very satisfied with their workmanship. Every day I was informed by the contractor what the crew would be doing and they were all very professional.

Insurance: Lorraine Carrio, our agent with CIA Insurance, came to inspect the property on Thursday, June 19, 2014. Lorraine was very happy with the property and said it was the best the property has ever looked. The landscaping was beautiful and extremely well maintained. She recommend placing video surveillance signs everywhere there are cameras, cutting a few long fronds at the front entrance off the clubhouse roof and also recommended we do not put padlocks on the two side gates at the clubhouse in case of an emergency. She said she gave us a very high rating A+ and will be mailing us a full report next week.

Lorraine also noted that the parking lot has a couple of holes where the asphalt is lifting up from the roots of the palm trees. Please see pictures. Fred Moorehead has offered to repair about three areas on the south side near the parking area next to the hedges. If the board allows him to do so, he will have to purchase several tools.

Submitted by:

Lynn Linfante