

# PROPERTY MANAGER REPORT

October 26, 2016

## **CLUBHOUSE:**

**POOL:** I recently had 12 pool heaters serviced by All Solar Solutions, our heating contractor. The technician suggested the Kiddie pool heater be replaced due to a refrigerant oil leak on the coil, it is not repairable. He replaced nine water temperature sensors and many parts. A proposal is included in the Board packet for the Board's review.

**SPA:** The Spa overflowed this past Sunday, so the Spa will be closed until Pedro at Living water Pool can figure out why this is happening.

**UMBRELLA:** We will be replacing one of the large umbrellas by the large pool this month. A resident opened the umbrella and the handle broke off.

**PLAYGROUND:** I have received three bids for the kiddie playground shade and it will be included in the Agenda for the Board's review.

## **GYM:**

The air handler for the gym A/C was leaking last week. I contacted American Refrigeration to access the problem. The technician unplugged the drain, replaced the belt on the drum, changed the filter dryer and added Freon. The A/C is now working properly.

## **FIRE SPRINKERS:**

Metro Fire Protection Services completed their quarterly inspection of all fire sprinklers and everything passed inspection.

## **COMMON GROUNDS:**

**LANDSCAPING:** Mainguy will be on property this week trimming all the small plants and trees. The crew got behind in their work schedule because of the rain and the hurricane. The November fertilizing for all turf and plants will be done the first week in November. Mainguy will also be starting to install the new plants on the east and west berm on Okeechobee Blvd. next week.

**HOLIDAY LIGHTING:** The holiday lighting crew from Christmas Décor were here last week installing the holiday lights. They will be back around Thanksgiving weekend to turn on the lights and install the two wreaths on the east and west pavilions on Crestwood Blvd.

**IRRIGATION:** Image Irrigation completed their monthly irrigation check. There was a lot of standing water found on the Crestwood Blvd. median near the Walden Village entrance. I had Image reduce the watering time to see if this will help the situation.

AUTOMOBILE DAMAGE: Fred had reported an automobile had run through part of the median on Crestwood Blvd near the Royal Estate Village entrance. About eight Bougainvillea plants were damaged and tire marks caused deep cuts in the grass.

LAKE WATER FOUNTAIN: There have been a few delays in completing the installation of the lake water fountain. We were not aware a new FPL account was needed for the meter or that there is a \$200 fee for all commercial accounts. We now have the account set up, but we are still waiting for FPL to open the transformer boxes to set up the electricity. There is a scheduled date for Sansone Electric to wire the electricity between the transformer boxes to the new meter on November 4<sup>th</sup> at 9 am. After this part is completed, FPL returns to do their inspection.

Respectfully submitted,

Lynn Linfante, LCAM