

PROPERTY MANAGER REPORT

February 25, 2015

CLUBHOUSE:

POOL: Last month I reported on my Manager's Report that Living Water Pools had found a couple of leaks in the main pool but the next day he found huge cracks in one of the pipes at the back end of the pool. It was leaking 24/7 and was quickly repaired.

Gulfstream Heaters was called out this past week for repair on one of the heaters. It was a bad sensor. While the technician was here I had him check all the other heaters and he replaced sensors in seven other heaters. There was no cost to the association this trip.

SPA: The spa was closed over the weekend because the chemical feeder was not dispensing the correct amount of chemicals to the spa. CES (electric company) and Living Waters worked together to get the matter resolved. The spa was back in operation for Monday morning.

PATIO FURNITURE: A new chaise lounge was delivered last week so the Board could see the furniture we are planning on purchasing. This will give the Board the ability to see the color, frame and comfort of the chairs and chaise lounges.

GYM: There were a few minor problems with some of the new equipment. A new display was replaced on the new elliptical and a minor repair on the leg curl machine, all under warranty. The flooring was also coming up near the treadmill machines. It was re-glued and looks like its holding.

PLAYGROUND: South Florida Putting Greens should be in next week to repair the artificial grass where the children's play Dinosaur was taken out.

CRESTWOOD BLVD & PARKING LOT: Fred Moorhead completed the temporary barriers on the east berm on Crestwood Blvd. and the Clubhouse parking lot to protect the new Golden Cappella bushes that High Standards planted.

FIRE ALARM PANEL: Our fire alarm panel was inspected again this month because of the lighting strike we had months ago and apparently there needed to be two inspections. The second one took place last week and the fire inspector noticed that the smoke detectors for the two A/C units were not going off when the alarm sounded and the exit gate to the front door of the clubhouse should have a motion detector so the gate will always open from the inside, per code. The smoke

detector problem has been fixed. I will have TEM our Gate Systems Software Company and Armer Protection working together to install the motion detector.

LANAI: Diane Smith, Community Outreach Coordinator with the PBSO presented a crime prevention safety session for the residents on Wednesday, February 18th at 7:00 pm at the Clubhouse. Seventeen residents attended and a couple from Loxahatchee. It appeared that the residents received a lot of information from Diane and were very pleased with the session.

PORTICOS: The front and back porticos were cleaned on Wednesday, February 18, 2015 by Roofing Systems. They also cleaned all the gutters and were able to take out all the extra debris from the trees being trimmed.

INSURANCE: I received an email about an insurance claim from The Hartford Group today, February 20, 2015 to inform the Board a full settlement that should have taken place in November, 2014 was still open because the employee has changed his mind and not ready to settle. I spoke with Lorraine Carrio, our agent with CIA today and she asked me to have this reported in my Manager's Report.

AUDIT: Nicole Johnson from Hafer & Company Certified Public Accountants will be here this week to audit the 2014 financials.

COMMON GROUNDS:

LAKES: Charlie Larsen and I drove out to look at two lakes, lake #18 at the Estates and the lake # 5 at Fairfax to see if we could find electricity to them. We found two areas that we should be able to get electricity to the bubblers and spoke to the homeowners nearby about possibly trenching between their homes. Charlie will be reporting on this.

Lexington Village lake bubblers rebuilt motor was repaired and installed on Wednesday, February 18th. I spoke to Eric from Superior Lakes and everything is working perfectly.

LANDSCAPING: High Standards installed the Golden Cappellas along Crestwood Blvd and back of the parking lot.

TREE TRIMMING: Perkins Tree Trimming crew finished trimming on February 17, 2015. Perkins was on property about 8 days to complete the trimming. I was very happy with their work. The foreman, Sean Israel, stopped in every day to tell me where his crews would be on property and which trees they would be trimming each day. As we all know, they discovered a 50-60 foot Acacia hardwood tree

with an enormous crack through the center of the trunk which could have caused considerable damage if it came down with the wind.

I pointed out before they left the property several palm trees with hanging limbs and Sean assured me he would come back in 10 days to take them down. Fred Morehead did the last inspection on Friday, February 20, 2015 with Sean.

IRRIGATION: On Tuesday, Eddy Smith from High Standards found a very large break in a mainline pipe in front of Ashford Village. I called Ben Tristano from SBT, and he informed me the pumps at Wyndham and Ashford Villages will be down for a few days due to the break.

MONUMENTS: Fred Moorehead completed painting the three monuments on the Okeechobee Blvd berm. He was building the barriers, installing them, painting the monuments and doing his clubhouse duties. Nice job Fred.

Respectfully submitted,
Lynn Linfante, LCAM