

PROPERTY MANAGER REPORT

August 26, 2015

CLUBHOUSE:

POOL: The kiddie pool had to be closed Saturday, August 15, for a few days because the bracket that wraps around the motor had rusted and came apart leaving the water to run completely out of the kiddie pool. Pedro from Living Water was out of the state and would not be back till Monday. When Pedro returned he also found the bracket for the kiddie water fountain also was worn and soon to break apart so I had him replace with a new bracket for each. The cost for each was about \$200.00 plus labor.

On inspection, Pedro found the bottle fly valve (metal valve that turns the water off and on) for the kiddie pool was corroded and rusted. He will be giving me a price for two of them this week because the one on the waterfall mushroom has also rusted and corroded. These valves are the originals and are continuously exposed to the humidity, weather; acid and chlorine which make the steel corrode even quicker.

SPA:

The spa was closed on August 4th. The heat pump motor was replaced by Gulfstream Heat Pumps which was under warranty for parts and labor. The spa re-opened on August 6th.

TENNIS COURTS:

Fred noticed that there were cracks on the newly resurfaced courts so I had the owner and the contractor from Fast Dry Courts come look at them. They both agreed they were superficial cracks and that it was normal and agreed the courts were in excellent condition. There is also a small sink hole under the west side court that has been filled and it will not cause any liability issues regarding insurance matters. I will be getting a written letter from the company explaining these issues for the files.

PLAYGROUND: Last week I discovered a tear in the corner seam on the south side on the fabric near the tension rod on the playground shade. I had the supervisor from Jones Awning come look at it and he will be speaking with the manufacturer of the material and will get back to me soon. Because there is no warranty for wind damage, we are hoping to work out something amicably with Jones Awning to get this resolved.

SECURITY:

We received a call from Armer Protection with a fault on our security panel. A technician was called out and the fault was with the tamper switch at the back flow valves in front of the Clubhouse. Everything is back to normal.

COMMON GROUNDS:

LANDSCAPING:

High Standards replaced 50 oyster plants on Pine Road and Grand Oaks Blvd. on August 3rd. Brenda Pickett from High Standards, mentioned that she thought the plants were getting too much water. SBT was notified.

Deluxe Pest Control was called Wednesday August 19th, regarding white mealy mites found on the coleus plants. Deluxe came to spray the next day.

DRAINS ON CRESTWOOD BLVD. I had spoken to Michael Cheetham from the Public Work Department at the Village of Royal Palm Beach about the drains near the front median south bound between Crestwood Blvd and Okeechobee Blvd. When we get heavy rains the drains fill up and spill over. Mr. Cheetham called me Monday this past week to tell me that both drains were vacuumed out and there was a lot of vegetation in them. He assured me he will be checking on them every six months or so.

MONUMENT LIGHTING: The additional lights were installed at the east and west monuments on Okeechobee Blvd and Crestwood Blvd and completed by Custom Lighting of America on Friday, August 14, 2015.

ROYAL PALM TREE REMOVAL & INSTALLATION:

The diseased Royal Palm tree at the east corner of Crestwood Blvd was removed on Tuesday, July 18th and installed with a new 25ft Royal Palm Tree. The traffic was completely controlled by Bob's Barricades and the professional tree company who did the labor. The project went very smoothly.

ROYAL PALM TREE IN FRONT CIRCLE: We have another dying Royal Palm tree, this time at the front circle of the Clubhouse. A suggestion was made to take it down and replace with one of the Royal Palm trees in front of the Clubhouse. Unfortunately, getting a front loader in the front of the Clubhouse would be detrimental to the paver brick walkway and the tree removal could possibly kill the tree once planted again. Purchasing a new Royal Palm tree would give us a guarantee should something go wrong. The cost to take the dying Palm tree down and replace with same grey wood would be about \$2,000.

Respectfully submitted,
Lynn Linfante, LCAM