

PROPERTY MANAGER REPORT

February 23, 2017

POOL: Fred Rios, our Facility Specialist, with the help of Pedro from Living Waters Pool replaced the old worn out VAK PAK lid with the new one.

The Florida Department of Health inspector made a surprise visit last week. We passed inspection other than the inspector told us to replace the rusted hardware inside several of the VAK PAC containers. These parts have been ordered.

We lost another large umbrella last week due to the high winds that we were having. The umbrella would never close properly and it went air bound. I will be ordering another umbrella next month.

TENNIS COURTS: Castillo Electric was called in to install three lights that burned out on the light poles at the tennis courts. All light poles are now working.

I also have submitted a proposal for the Board to approve and replace one tennis net pole on the west court. (see proposal). The pole was rusted and corroded for many months and now it is leaning which causes the net to sag. The tennis residents asked for it to be replaced as soon as possible.

CAMERAS: The two additional cameras were installed on Friday, February 17th. The parking lot analog camera was replaced with the new 3MP bullet camera and the analog camera poolside was replaced with the new 4MP bullet camera.

PLAYGROUND: The kiddie playground awning should be installed hopefully, by the Board Meeting. Southern Awning was here last week to measure once again and to bring the cable back to the warehouse for the material to be fitted.

COMMON GROUNDS:

IRRIGATION: I called Image Irrigation Tuesday, February 14th to check on the median island between Crestwood Blvd and Okeechobee Blvd because the flowers looked wilted and dry. The technician suggested I call Sullivan Electric & Pump because the pump on Pine Rd lost all pressure and would not turn on. The other irrigation pump near Wyndham Village also had to be manually reset which should not happen.

Sullivan Electric Pump sent an electrician on Friday. The electrician said the drive on the Pine Rd faulted, probably caused by a power surge. There previously was a surge protector on the pump but no longer works. He suggested getting another one and also for the irrigation pump by Wyndham Village. The other pump probably did not reset due to the Pine Rd not having pressure.

LANDSCAPING: All the remaining Hibiscus bushes and dead hedges were removed last week around the fencing at the playground. Pedro, our groundsman from Mainguy Landscaping, replaced it all with sod from our local plant nursery and it really gives a better appearance.

TREE TRIMMING: Mainguy Landscaping Tree Service began the tree trimming on the property this month. The crew is doing an excellent job and will probably be working for at least another week. I was told they will be adding a few more workers to finish up next week.

*Respectfully submitted,
Lynn Linfante, LCAM*