

PROPERTY MANAGER'S REPORT

July 30, 2014

Pool: The new pool division rope was replaced last week. The health department pool inspector came this week to check on all the pools. The spa had to be closed due to a probe replacement. Pedro from Living Waters came out and had it working within a few hours. The other pools all passed inspections.

The three coolants for the main pool are not working. I called Gulfstream, our heat pump service company, and they will have repairs done tomorrow. The pool water temperature is 89 degrees and some residents have complained the water is too warm.

Clubhouse: The fire alarm for the clubhouse started beeping last week and we had Armer Fire Protection in to find out why. The problem was the main riser flow switch which they replaced that same day.

There was a leak in the ceiling in the lanai last week. Roofing Systems came out to inspect and said the material needs to be replaced at the location where the two roofs meet. The cost of repair will be approximately \$1500 and overall the roof is in very good condition.

The quarterly sprinkler inspection was done this past month and everything passed inspection.

Meter Room Doors: The three fire doors to the meter room should be installed by next week. Installation was delayed due to the permit.

Landscaping: High Standards has been keeping up with all the rain we have been having every day and keeping the grounds trimmed tightly. They also have been pulling all the weeds in the flower beds at the front monuments and median at Crestwood and Okeechobee Blvd.

Fence on Okeechobee Berm: All the no trespassing signs were recently installed on the fence at the Okeechobee Blvd. berm.

Preserves: I spoke with Chris York from Superior Waterway Services today regarding the Preserves. He sent his crew into all the preserves last week to check for exotic plants, growth and weeds. Surprisingly in the last nine months he found normal growth and only had to do a few spot treatments. He is sending an update of his findings to Mr. Brent Nicholson at the South Florida Water Management District. Mr. York will be spot checking all the preserves periodically and will not be charging us any additional fees.

Submitted by:
Lynn Linfante