

PROPERTY MANAGER REPORT

May 25, 2016

CLUBHOUSE:

POOL There are three issues with the main pool that should be addressed. Firstly, two pipes in the pool back pack container have cracks and need replacement as soon as possible. These cracks are allowing debris to flow into the pool. Secondly, the filters are ripped and worn and not able to filter out all the debris. In the five years that I have been with the Master, the 120 filters have never been replaced. Lastly, the pool motor housing is rusted, and this rust flows into the pool and should also be replaced. These three reasons along with minerals in the fresh water create the stains that are present in the pool. I have submitted a proposal for Board approval for these expenses.

I am convinced that the stains can be removed from the main pool. Yesterday, at no cost to the Association, Pedro, Living Waters technician was able to remove 90% of the stains from the Spa. By using a chemical treatment, he removed about 60% of the stain. This was done without draining the spa. Today, he drained the pool and finished cleaning the stains with an acid wash. The spa is 90% cleaner.

Pedro believes he would be able to do the same process for the main pool. This project would take about 10 days. I submitted a proposal for the Board's review.

We purchased 3 new small umbrellas at the kiddie pool over the past 3 months. It seems the residents are opening the umbrellas too close to the fence and causing the frame to break. I have instructed the staff to check periodically and move the umbrellas forward if they find them in this condition.

The pool contract for Living Water Pools will expire June 1, 2016. Two proposals are included on the Agenda for review.

The kiddie pool mushroom will be painted tomorrow. I have purchased the special water proof paint and the labor will be completed on Thursday, May 26, 2016.

WATER COOLERS

The water coolers in the hallway by the bathrooms in the Clubhouse were installed by All Pro Plumbing on Friday, May 13, 2016.

CLEANING OF GUTTERS

Roofing Systems cleaned out the Clubhouse gutters and both portico floors on April 29, 2016.

ANNUAL SPRINKLER INSPECTION

Metro Fire completed the sprinkler inspection at the Clubhouse on April 29, 2016 and passed inspection.

KIDDIE ROOM

On Wednesday, May 18th, Pace Roofing was called to repair another leak in the kiddie room. It was the same leak that they repaired two months ago. As of Friday May 20th, it looks like they finally fixed it correctly. Fred will be repainting the areas on the wall and ceiling that were affected.

STAFF

We have hired two new Operations Staff members, Molly Hietapelto and Renee Heins. We feel they will be a great addition to our staff.

COMMON GROUNDS:

BEES:

This past Saturday, May 21, 2016, aggressive bees swarmed in the Ligustrum bushes behind the cabanas at the back of the main pool. I was very lucky to get a bee removal company out to the pool within an hour's time. The beekeeper informed me that he was able to capture the live queen and worker bees and filled a five gallon paint bucket with them.

ACCIDENT

On Monday, May 2, 2016 there was a very bad accident on Crestwood Blvd and Grand Oaks Blvd. I picked up the report at the Sheriff's Office. Both cars were damaged and I heard the people were alright. No damage was done to the MGMA property.

FLAG

The American Flag was stolen off the flag pole Monday evening, May 9, 2016. I was able to purchase a new one and have it installed by our electrician with his bucket truck the same week.

ANNUAL BACKFLOW TESTING

On Friday May 13, 2016 Buckeye Plumbing was on property to test the backflow, which is on the north east side in the front of the Clubhouse. Everything passed inspection.

LANDSCAPING The Periwinkle flowers were installed on Monday, May 9, 2016 by High Standards Landscaping. Everything looks so good. The twenty two Calusia bushes were also installed at the back of the Clubhouse and make a nice appearance.

I have submitted three new landscape vendor proposals for review. Over the past several months I have been extremely disappointed with High Standards Landscaping performance. I feel it necessary to change landscapers. I interviewed and spent time with the three landscaping company's owners and am very impressed with two out of the three. The proposals are on the Agenda for the Boards approval.

I spoke to Mike Brady, Madison Green Golf Club, on Thursday, May 12th about the landscaping issues at their front entrance monument and the median between the entrance and exit roads to the Clubhouses. I mentioned the weeds on the median needed attention as well as the Trinnetts. He immediately sent out his *crew* and completed everything, even chopped down the Screw Pine tree and bushes behind their monument. It's better but could still need improvement.

One of the Magnolia trees at the front entrance to the clubhouse was hit by a falling

Royal Palm frond and split the tree almost in half. I had High Standards tape the tree back together. I'm not sure it will make it but it certainly is worth the try. Since removing all the Liriope plants around the Magnolia trees the Magnolias all seem to be a lot healthier.

MULCH

East Coast mulch installed mulch throughout the property on May 11, 12 and 13th. As usual they did a great job and everything looks great.

LAKES

On my monthly property inspection, I noticed the bubblers at Lake 22 in Lexington were not working properly. I called our new lake contractor, Aquatic Systems, Inc. and the technician came out the next day. He inspected the system and found two airline diffusers had lost air flow through the bottom line tubing. A repair report and proposal is included in the Agenda for review.

The electrical panel for the lake water fountain to be installed in lake #1, was delivered to Mark Spoor, the electrician at Sansone on Monday May 23rd. Mark will be pre-assembling the panel with his service technicians and will deliver the completed electric panel when the water fountain arrives from Vertex in a few weeks.

Respectfully submitted,

Lynn Linfante, LCAM