

PROPERTY MANAGER REPORT
May 27, 2015

CLUBHOUSE:

POOL: The spa, main pool and kiddie pool all functioning well.

GYM: The new 40" HD TV was installed in the gym. We had a few residents tell us how great it is to have a TV.

The new additional weights will be here next month, we waited for our by monthly maintenance visit to have the weights delivered without an extra charge.

CANOPY: The drapes were installed on May 18th. The drapes are vinyl and maintenance free. Fred pressure washed the three canopy tops and after he finished, the drapes looked even better.

TENNIS COURTS: The tennis courts were started on May 18th and are coming along nicely. So far the black sealer has been spread on the asphalt and the contractor had to remove many of the roots that were under the old asphalt. There is only one contractor installing the new surface on the courts and will be taking a little longer. He expects to be completed in a week, weather permitting.

WATER FOUNTAIN COOLER: I received a bid from our previous plumber at All-Pro Plumbing for an outside water cooler at the front entrance to the tennis courts. To be discussed at Board Meeting.

BASKETBALL COURTS: I rented a commercial pressure washer machine for Fred to clean the basketball courts. As always, he did a great job and the project was done in half the time.

COMMON GROUNDS:

MULCH: The mulch was installed by East Coast Mulch on May 18th, 19th and 20th. The crew did a great job and the property looks great.

LAKES: The lakes are all being treated for algae and weed control. The continuous hot weather causes film at the top of the lakes and makes the plants at the bottom rise to the top of the water so more treatment is needed during these very hot days.

LANDSCAPING: The seasonal flowers are all planted and growing quickly.

IRRIGATION: SBT installed the new irrigation clock by the Wyndham Lake this past Sunday. The clock is one of the oldest ones on the property and the last one to be replaced.

There have been numerous dry spots throughout the property and Fred and Eddy Smith from High Standards have been making sure SBT stays on top of the situation.

TREE TRIMMING: Perkins Tree Trimming has not removed the 25 ft. Royal Palm tree on the east side of Crestwood Blvd as yet. The problem now is there is a special form that the Village of Royal Palm Beach engineering department requested in order to approve the permit and Perkins is in the process of getting this resolved. As of this date, the Royal Palm tree is still standing and no threat to traffic. This may or may not be an added cost to the proposal.

Respectfully submitted,

Lynn Linfante, LCAM