

PROPERTY MANAGER REPORT
BOARD OF DIRECTOR'S MEETING
APRIL 25, 2012

Clubhouse:

Pro-Fitness: A cable was replaced on the Magnum Squat Bar machine after the cable came off the track. This cable comes off when machine is used improperly. Another service call was placed this month for the plastic foot skate that holds the foot pad on the Elliptical machine, it was cracked and a replacement is on order. The True treadmills #5 had a new console replaced because it stopped working.

Living Waters: A new 10 HP Industrial Motor was ordered and installed for the swimming pool. The bearings were worn and the motor was shot. We looked into buying a rebuilt motor, but they do not rebuild large motors. The cost for the new motor was \$2,235.00 including labor.

Pool Heaters: Three pool heaters were repaired this month. Two of the heaters had sensor problems and one had a temperature problem. We had the technician from Heat Pump Service back several times for the temperature problem and it was found to be a broken thermostat. All the heaters are under warranty and are now working well.

Great Room Carpet: Installation of the border to repair the fared edging should begin April 25th.

Lanai Rentals: We had only one party for the month of April and have two new bookings for future months.

Playground: Bernie Holmstock and I met with the representative from Synthetic Turf, Rob Farley, for ideas and direction on replacing the sand with artificial grass. Their company has done installations at the Ritz Carlton in Jupiter, at the World Class Academy (a child's day care) on Northlake Blvd., Palm Beach Gardens, and in Marisol, Palm Beach Gardens. I am waiting on their proposal. Mr. Farley has given us a verbal estimate of about \$25,000 including installation. More information will be available for next month's Board meeting.

Common Ground:

Landscaping: This month the landscaping crew planted Periwinkle Flowers at the front entrance sign and Clubhouse front walkway. The crew also did a hard cutting of bushes along Crestwood Blvd and the clubhouse area.

On Monday the landscaping committee met to discuss the phase two and plantings along the Boulevard and Okeechobee berm. It was decided that the worst areas would be planted first and to identify the areas needing attention to be sure that we work within the budget.

Crestwood Blvd: There was another car accident on Saturday, April 14th just down from where the last accident took place. This time the MGMA property had very little damage, we only had a couple of plants destroyed on our median and a couple of deep ruts in the grass. The Golf

Course however, lost two palm trees on Pine Rd from the accident. I will be picking up a copy of the report and making sure the golf club has a copy as well.

SBT Irrigation: There was a problem with the Fairfax irrigation clock. The irrigation clock was not working due to the many dry areas. The problem was electrical and has been repaired.

Staff: The Spring Fling was a huge success and everybody had a great time. Brianna, Dianne, Cathy, Jennifer, Elton and I all worked the party. Other Operation Staff members helped prepare the eggs for the hunt.

We have two new Operation Staff employees, Christopher Maurelli and Gennie Ria who are presently in training.

Fred has been very busy and extremely helpful. Last week Fred discovered our new pump was not acting right and called the pool company to come back and discovered the pump wires were wired backwards. Good job, Fred.

Dianne and I completed the performance evaluations for Cathy Mollohan, who had a one year anniversary, and Fred Rios, who has been with us two years.

Kiddie Pool: Joe Schelorke who volunteered to paint colorful decals on the kiddie pool mushroom finished the work this past Friday. It looks great and we appreciate all his time and effort.

Lakes: I spoke with the technician from PB Aquatics and he says the Grass Carp are eating a lot of vegetation and the lakes are showing great results.

Golf Course: The new signage on the signs at the front entrance are finished. The Golf Course needs to re-paint the monument where the previous holes have bled through.

The MGMA is experiencing problems in two areas: Pine Road has a couple of areas where there are tire marks through the grass and the grass is starting to die and another area near Walden where it looks like chemicals were spilt, as the grass is all yellow. We are looking for alternatives to see what can be done to correct the situations and plan on meeting with Todd Schoenwetter of the Golf Club.

I spoke with the code inspector at Royal Palm Beach regarding the dumping of fronds on the preserves and I was told Todd Schoenwetter had asked for a 30 day extension that was approved.

Dianne Gasc will report on the Estoppels for the month.

Respectfully submitted,

Lynn Linfante, LCAM