

## PROPERTY MANAGER REPORT OCTOBER 25, 2011

### CLUBHOUSE:

Phil with TEM tried to install a new camera to the ID card access on Friday but the computer drive could not recognize it. This is the second time it has happened. The computer technology is old and he believes this must be the problem. He is puzzled because the computer did recognize his flash drive which is why it should work. Old camera is still working fine.

Monday Yoga classes and Thursday Zumba classes have dwindled with little participation. Classes will be discontinued after the end of this month. Zumba Tuesday classes and Saturday water aerobics will continue until further notice.

Living Waters has completed minor valve repair for the pool. The automatic feed is not working properly and is being worked on. Regular pool maintenance is fine.

A four ton a/c unit for the lanai was installed and electrical work installation of 240 volt circuit and 40 amp circuitry. Inspection was completed on October 12<sup>th</sup> by Palm Beach County inspectors and passed.

Eastern Ceiling and Supply was chosen as the vendor to install the insulation in the lanai ceiling and the job was completed on October 5<sup>th</sup>.

Two end tables and three coffee tables were ordered shipped and received for the lanai on October 17<sup>th</sup>.

Jeff and Carolyn Hmara ordered the material and cushions for the chairs and couches from Sue's Upholstery and should be finished within a month's time.

Fred has been busy spray painting the existing chairs and couches in the lanai and should be just about finished.

Staff – Two new employees have been hired Peggy and Brianna Davino who are mother and daughter and residents of MGMA.

Pro Fitness repaired the treadmill which needed a new elevation motor and both elliptical skates were glued again that were popping off.

Comcast adapters were installed for the remaining TV screens in the gym on Wednesday.

The carpet and stain in the great room cleaned earlier in the month.

A total of four swings were ordered for the tot playground. Included are two full bucket seats for toddlers, two flat swings, two proguard chains for the swings, chain spacers and bolts.

I called in a mold specialist company named Microbal Assessment to once again inspect the children's playroom area. The inspector found no mildew or mold. She recommended resealing the outer walls in the back of clubhouse and digging up and reapplying more stones for better drainage. Fred sprayed a sealer on the walls and Eddy of High Standards and his workers did the trenching and supplied the stone. The past rain storms we had last week had no seepage of any kind.

#### COMMON GROUNDS:

Pest Control: Armand – Monthly inside interior sprayed and rechecked rat traps.

SBT Irrigation: 12 pop up 6" heads replaced, one pipe leak and 3 PVC fittings replaced.

Lakes: PB Aquatics all lakes maintained. Lakes 12 and Lake 14 were skimmed. This month all the lakes were chemically treated against the submerged weeds and algae.

Landscaping: Regular monthly maintenance including, bushes trimmed, edging and lawn.

Three proposals for sod and mulch were received but are on hold until further notice.

I received an estimate of \$5000.00 for pressure washing sidewalks along Crestwood Blvd.

Eddy gave 3 proposals for the children's play area regarding adding new sand. Eddy suggests not taking out all the sand due to the labor cost of having to wheel barrel the sand out. A Bobcat could not fit through the gate so he suggested raking off the moss and old top layer of sand, adding about 5 yards of new sand and additional railroad ties to keep the sand in. (see proposals). \$150.00 for labor for two workers to rake and re grade. \$1142.00 to rake and re grade with new 400' of 4x4x10 rail ties and rebar or \$1642.00 to install 5 cubic yards of new sand, rake, rail ties and rebar.

#### PROJECTS:

Lake Maintenance – Bubblers – Fountains  
Sidewalk pressure cleaning  
Sidewalk slabs - cracks  
Ceramic tile repair throughout clubhouse  
Replacement ID system.

Respectfully submitted,

Lynn Linfante

