

MANAGER'S REPORT

February 27, 2017

- A. **POOL AREA:** The pool temperature is now back to normal, we have been checking it daily and it has been consistently at 85/86 degrees. The coil on one of the heaters was replaced, so we now have 5 functioning pool heaters, the 6th is not repairable and may be replaced at a future date. Waterway Systems added a copper solution to the pond to counteract the mussel problem this treatment will continue monthly. Jason is also flushing out the heating system once a week rather than monthly to keep a closer eye on the mussels. There were 2 lights replaced in the pool and a minor repair to the spa. We also installed 2 additional security cameras at the pool, one covering the spa and the other the pool eating area. The pond was also treated with a blue dye; not only does the pond have a better appearance it also controls the algae. The blue treatment will be every 2 months.
- B. **LANDSCAPING:** The landscapers are here every Wednesday, either mowing, trimming or doing irrigation repairs. This week they completed the "New and Refresh" landscaping project with the addition of the pine bark nuggets. Everything looks great. Residents had some concerns about the condition of the grass behind buildings 3 & 4 so the irrigation days & times have been increased for that zone. The Sea grapes and Mangroves will be trimmed within the next few weeks just bear in mind we are limited to what we can do to the Mangroves. The grassy Mitigation area will be cleaned out in April.
- C. **GARAGE AREA:** Garage owners and renters were commenting about the cleanliness of the garage bathrooms, on a suggestion from Jay Sizemore we have installed a combo lock on one bathroom and marked it private to be used only by the residents, the other bathroom is unlocked and marked public and is used by our various vendors and their staff. This compromise seems to be working well. FYI the bathrooms are cleaned every Monday & Friday. The 3 HID metal halide pack lights on the side of the garage wall facing the bocce courts have been replaced with 3 adjustable LED flood lights.
- D. **TENNIS COURTS:** Jason and Matthew worked on the Tennis courts for a full day on Thursday; we also purchased a new bench and score cards.
- E. **ELEVATORS:** The annual elevator inspections were completed this month; all elevators were in good condition except for the replacement of 3 phones in bldgs 4, 6 & 8.

F. BARCODE SYSTEM: We are continuing to have some issues with the barcode system, the barcode scanner motherboard was repaired, however we are still having problems with the Syntex panel which cannot be replaced because it has been discontinued. Joe at Complete Access & Video is currently working on alternative solutions for us; we appreciate everyone's patient during this time.

G. SALES AND RENTAL REPORT/ JANUARY & FEBRUARY 2017:

4-306 \$296,000.00

10-301 \$240,000.00

1-102 \$226,000.00

9-205 \$225,000.00

38-Ph03 \$219,000.00

3-204 Annual lease \$1350.00/month

4-204 Annual lease \$1500.00/month

Matthew Green is our new Maintenance employee, Matthew will work part time on Wednesdays , Thursday & Fridays and additional hours if required. Thank you to Jason for working extra hard while we were understaffed. Thanks to Jean Mendes, Carolyn Green & Andrea Booth for their assistance in conducting the orientation interviews for all new residents, this is a great help to the office.