



BREAKERS WEST ASSOCIATION, INC. (BWA)
www.breakerswesthoa.com

PROPERTY MANAGER'S NEWSLETTER FOR AUGUST AND SEPTEMBER

MANAGEMENT

Much of August and September were dedicated to either, hurricane preparations, or clean up. Even without Irma in our sights, BWA had all of the hardwoods and palms trimmed as part of our annual hurricane prep. Just prior to the hurricane, Security, BWA office, and the Clubs coordinated to secure the buildings, stake the drains, turn off the pumps and recharge wells, and open the weirs. Breakers West Country Club allowed Landmark Trees to park their equipment in their parking lot during the storm so that if large trees needed to be removed from the roads or homeowner's driveways, it could be done quickly with the equipment already on site. Security remained on site during the storm and whenever the weather allowed the patrols would clean the storm drains to allow the water to drain properly. As a whole, Breakers West Association fared well during Irma. After the storm, I contacted Solid Waste Authority to discuss the landscape debris removal from the common areas, as well as the individual homes. SWA agreed that if we could stage the landscape debris generated from the common areas, they would be able to pick it up using larger trucks. Mayacoo Country Club was gracious in allowing the sub-associations and the master association, to use their parking lot as the staging area. This enabled the roads and sidewalks to be cleaned quickly to allow for safe pedestrian and vehicle traffic. SWA didn't have enough of their own trucks to handle all the landscape debris that was generated by Irma, therefore they had to certify trucks from other areas to meet the criteria set by FEMA. Although we made daily phone call to SWA to discuss the schedule for debris removal, SWA was unable to give a date when they would be able to pick up the debris. Fortunately, SWA was able to pick up all the storm debris by September 29th. There are several communities in Palm Beach County that still have not had the storm debris collected by SWA. BWA used the Easylink system to call and email homeowners of any updates or information from SWA concerning how to place the storm debris by the road for quicker pickup.

With the beginning of season just around the corner, BWA has scheduled pressure cleaning to begin on October 9th. They will be cleaning the sidewalks, valley curbs, as well as the median curbs at the entrances. The Okeechobee feature walls and gatehouse have been painted. Even though the holidays are a couple of months away, the holiday lights will be installed on October 11th, however, the lights will not be turned on until Thanksgiving. The winter annuals should be installed mid-November depending on the size of the plant material available in the nurseries.

COMMITTEE UPDATES

Hearing Committee

The Committee did not meet in August, due to Hurricane Irma. The next meeting is scheduled for October 18th, at 5:00 PM in the BWA office.

Environmental Control Board Violations

The ECB Committee had three meetings in August and September. They reviewed sixteen (16) applications, and eleven (11) requests for refunds of ECB deposits.

Applications included:

- (2) Landscape
- (6) Roof
- (2) New Construction
- (1) Awning
- (2) Fence
- (1) Irrigation Wells
- (2) Hurricane Protection

The August and September lake inspections resulted in the following: (Please refer to the reference chart below for lake location.) Note: This does not include the Mayacoo lakes.

All the lakes were inspected and debris was removed as needed.
 Lakes # 7, 9, 10, 11, 12, 13, 15, 16, 17, and 18 treated for algae.
 Lake #18, treated for submerged aquatics.
 Lakes # 1 thru 13, 15, 16, and 18, treated for shoreline grasses and emergents
 Lakes #7, 9, 10 and 11, treated for floating plants.
 Lakes #16 and 17, submerged aquatics

1. Breakers Pointe/ Estates	8. Rees Jones Golf Course	15. The Colony
2. Flagler Estates	9. Rees Jones Golf Course	16. The Colony
3. Front Fountain	10. Between The Estates and The Lakes	17. The Colony
4. Twin Lakes-Cypress Isles	11. The Estates and The Enclave	18. The Lakes
5. Twin Lakes-Cypress Isles	12. Fairway Villas	19. Flagler Manor
6. Cypress Isle-Cypress Row West Side	13. The Estates and The Enclave	
7. Cypress Isle- Cypress Row East Side	14. Clubhouse Estates	

LIGHT POLE REPORT

For the month of September 2017, sixteen FP&L street lights were reported for service. Although they have been reported and followed up with phone calls, FPL has been busy with restoring power to other areas, and repairing poles. We have been told they will get to the lights as soon as they are able, at the moment, this isn't a high priority. The poles are located at:

- Belvedere Gatehouse
- Okeechobee Gatehouse exit side
- Flagler Parkway
- (2) Mayacoo Lakes Blvd. and Heathridge Dr.
- Fairway Terr.
- 1090 Breakers West Blvd
- 1712 Cypress Row Dr.
- 1967 Breakers Pointe Way
- 1704 Breakers West Blvd.
- 1040 Breakers West Way

- 1464 Breakers West Blvd.
- 1962 Spray Drive
- (2) Mayacoo Lakes Blvd and Breakers West Blvd.

AUGUST AND SEPTEMBER SALES & RENTAL APPLICATIONS

Active Listings: Thirty-five (35)

Sales Applications: Total of (6): Two (2) in The Colony, one (1) in Sand Drift Villas, one (1) Fairway Villas, one (1) The Lakes, and one (1) in Clubhouse Estates

Closings: Total of four (4): Three (3) in The Colony, and one (1) in The Estates

Current Rentals: Twenty-one (21)

Rental Applications: Total of five (5): Three (3) in The Colony, and two (2) in Sand Drift Villas

Respectfully Submitted by Debbie Horan, LCAM

Approved by Joe Bergmann, Breakers West Association President