



**BREAKERS WEST ASSOCIATION, INC. (BWA)**  
[www.breakerswesthoa.com](http://www.breakerswesthoa.com)

## **PROPERTY MANAGER'S NEWSLETTER FOR OCTOBER**

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### **MANAGEMENT**

Awhile back there was a main line irrigation leak at the Belvedere entrance. The leak produced so much water it caused an asphalt patch that extended across the entire exit lane to lift. The extensive repair involved several different contractors because the broken irrigation line was several feet below the road and was surrounded by other utility lines. The last step of the repair work was completed by All County Paving with a new asphalt patch. Now that the repairs have been completed, the Grounds Committee will look at the area just in front of the new Calusa hedge for additional plant material.

The area by Breakers West Blvd. and Mayacoo Lakes Blvd. has finally received sod. Part of the delay was due to Hurricane Irma. Once BWA recovered from clean up related to Irma, the area needed to be re-treated for weeds so they would not encroach into the new sod. The second delay was due to the exceptional levels of rain in October, which was not good for the sod farms. This project was a joint venture between Mayacoo Country Club, who agreed to install the irrigation and will irrigate the area from their water source, and Breakers West Association, who installed the sod and will maintain the grass.

The Annual Budget mailing was sent on November 9<sup>th</sup>, to all Breakers West homeowners. The mailing includes the Proposed 2018 Budget with a letter explaining the reason for the increase to the budget. In addition to the Proposed Budget, the mailing includes the Notice for the Annual Budget Meeting and the Agenda for the meeting that is scheduled for Tuesday, December 5<sup>th</sup>, at the Breakers West Country Club. The final piece in the mailing is the registration form for the 2018 Resident Directory. Due to the time of the year for the mailing, there could be a conflict with some of our seasonal residents returning from up north and coinciding with a change in their mailing address. Therefore, if a BWA homeowner should need a copy of the packet, they can pick up a copy from the office.

### **COMMITTEE UPDATES**

#### **Hearing Committee**

The Hearing Committee reviewed sixty- four (64) violations issued in August and September of 2017.

Notices of violations were issued as follows:

- Trash Cans/ Recycle Containers Left at Curbside: Thirty-six (36) violations were issued, and (8) eight resulted in fines.
- Exceeded Posted Speed Limit: Eight (8) violations were issued, and two (2) resulted in fines.
- Improper Parking: Eight (8) violations were issued, and none resulted in fines.

- Garbage Out Prior to Morning of Pick-up: Four (4) violations were issued, and two (2) resulted in fines.
- Yard Debris Out Prior to Morning of Pick-up: Six (6) violations was issued and one resulted in a fine.
- Failure to Stop at a Stop Sign: Two (2) violations were issued, and they did not result in a fine.

**Environmental Control Board Violations**

The ECB Committee had two meetings in October. They reviewed thirteen (13) applications, and two (2) requests for refunds of ECB deposits.

Applications included:

- (2) Landscape
- (2) Roof
- (1) Exterior Paint
- (1) Pool
- (2) Fence/Screen
- (1) Hardscape
- (3) Hurricane Protection
- (1) Paint Driveway

The October lake inspection 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 #6, 8, 9, 10, 11, 12, 13, 15, and 19 treated for algae.

Lakes #6, 8, 9, 10, 11, 12, 13, 15, and 19, treated for floating plants.

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 October 2017, sixteen FP&L streetlights 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:

- Immediately forward of Belvedere Gatehouse

- Immediately East of Okeechobee Gatehouse
- Along Flagler Parkway common grounds
- Eastern intersection of Breakers West Blvd. / Mayacoo Lakes (2)
- Mayacoo Lakes Blvd. near The Colony entrance (2)
- Fairway Terrace near fountain (REPAIRED)
- Along Mayacoo Lakes Blvd. common grounds (REPAIRED)
- 1090 Breakers West Blvd.
- 1712 Cypress Row
- 1967 Breakers Pointe (REPAIRED)
- 1704 Breakers West Blvd.
- 1040 Breakers West Way (REPAIRED)
- 1440 Breakers West Blvd. (REPAIRED)
- 1464 Breakers West Blvd. (REPAIRED)
- 9629 Spray Drive
- 1218 Breakers West Blvd.

### **OCTOBER SALES & RENTAL APPLICATIONS**

Active Listings: Thirty-six (36)

Sales Applications: Total of (4): The Colony, The Lakes, Flagler Manor and The Estates

Closings: Total of three (3): Clubhouse Estates, The Lakes and Fairway Villas

Current Rentals: Twenty-one (21)

Rental Applications: Total of three (3): The Colony, Sand Drift Villas, and The Estates

Respectfully Submitted by Debbie Horan, LCAM

Approved by Joe Bergmann, Breakers West Association President