



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

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

### **MANAGEMENT**

November is usually a busy month, and this was no exception. The sidewalks and valley curbs along the BWA roads, and the front entrances were pressure cleaned. The annuals were planted and the landscape beds freshened up with brown mulch. The holiday lights were installed at the entrances and the garland hung around the monument signs. 'Tis the Season!

The annual mailing was sent out to all residents the beginning of the month. The mailing included the Proposed 2018 Budget, which was passed on December 5, 2017. Also included in the mailing was a Resident Directory Form. The deadline for submitting the form for the 2018 BWA Resident Directory is January 31, 2018. We encourage all residents to at least give BWA permission to use your email address so the office can send group emails as a method to keep residents informed of updates in the community. The email address will only be used by BWA office, this will not be shared with anyone else.

Now that hurricane season has ended all residents who may still have hurricane panels installed will need to have them removed. An ECB Courtesy letter will be sent to any homeowner that still has the shutters on the windows. If a resident is not in town but still has the hurricane panels on the windows, they will need to contact someone to have them removed.

### **COMMITTEE UPDATES**

#### **Hearing Committee**

The Committee reviewed thirty-five (35) violations issued in October of 2017.

Notices of violations were issued as follows:

- Trash Cans/ Recycle Containers Left at Curbside: Six (6) violations were issued, and they did not result in a fine.
- Exceeded Posted Speed Limit: Four (4) violations were issued, and they did not result in a fine.
- Improper Parking: Eight (8) violations were issued, and one resulted in a fine.
- Garbage Out Prior to Morning of Pick-up: Three (3) violations were issued, and they did not result in a fine.
- Yard Debris Out Prior to Morning of Pick-up: Twelve (12) violations were issued and two (2) resulted in fines.
- Failure to Stop at a Stop Sign: One (1) violation was issued, and it did not result in a fine.
- Minor Driving a Golf Cart: One (1) violation was issued, and it did not result in a fine.

The next Hearing Committee is scheduled for January 17<sup>th</sup>, 2018.

### Environmental Control Board Violations

The ECB Committee had two meetings in November. They reviewed fourteen (14) applications and eight (8) requests for refunds of ECB deposits.

Applications included:

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

The November 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 #16 and 17 treated for algae.

Lakes # 1, 7,13, 16, 17, treated with herbicide.

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	

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## **LIGHT POLE REPORT**

For the month of November 2017, thirteen 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:

- Flagler Parkway common grounds between Okeechobee Gatehouse and 4-way intersection
- 1712 Cypress Row Drive
- 1218 Breakers West Blvd.
- 1298 Breakers West Blvd.
- 9629 Spray Drive
- 1704 Breakers West Blvd.
- 1040 Breakers West Way
- Immediately in front of Belvedere gate (repaired)
- 1090 Breakers West Blvd. (repaired)
- 1967 Breakers Pointe Way (repaired)
- 1464 Breakers West Blvd. (repaired)
- Two separate poles on Mayacoo Lakes Blvd. between Colony entrance and Breakers West Blvd. intersection. These have been tagged as needing underground repair which is pending.

## **NOVEMBER SALES & RENTAL APPLICATIONS**

Active Listings: Thirty-five (35)

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

Closings: Total of three (3): The Colony, Gulfstream Cottages, and Flagler Manor

Current Rentals: Twenty-one (21)

Rental Applications: None

Respectfully Submitted by Debbie Horan, LCAM

Approved by Joe Bergmann, Breakers West Association President

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