



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

PROPERTY MANAGER'S NEWSLETTER FOR FEBRUARY 2018

MANAGEMENT

The 2018 Resident Directories will be put in the cubby portion of the resident's mailboxes the week of March 5th. The sandwich board signs will remind everyone to check their cubbies for the directory. The Security staff will remove all directories that remain in the cubbies after a couple of days and they will return them to the BWA office. If a resident did not get a directory, they can come to the office to pick one up.

Security has recently installed a new base station radio, repeater, and antenna at the Okeechobee gatehouse. In addition, the officers were issued brand new handheld radios. Elite Protection/Allied Universal supplied the equipment. The upgraded equipment has greatly increased the clarity of communication throughout the community.

COMMITTEE UPDATES

Hearing Committee

The Committee reviewed thirty (30) violations issued in January of 2018.

Notices of violations were issued as follows:

- Trash Cans/ Recycle Containers Left at Curbside: Sixteen (16) violations were issued, and four (4) resulted in fines.
- Exceeded Posted Speed Limit: Six (6) violations were issued, and one resulted in a fine.
- Improper Parking: One (1) violation was issued, and it resulted in a fine.
- Garbage Out Prior to Morning of Pick-up: Two (2) violations were issued, and they did not result in a fine.
- Yard Debris Out Prior to Morning of Pick-up: Four (4) violations were issued and they did not result in fine.
- Failure to Stop at a Stop Sign: One (1) violation was issued, and it did not result in a fine.
- Other: One (1) violation was issued, and it resulted in a fine.

The next Hearing Committee is scheduled for March 21, 2018.

Environmental Control Board

The ECB Committee had three meetings in February. They reviewed twenty-one (21) applications, and eight (8) requests for refunds of ECB deposits.

Applications included:

- | | |
|--------------------|-------------------|
| (1) Landscape | (3) Fence/ Screen |
| (2) Hardscape | (1) Hurricane |
| (4) Window | (3) Shutters |
| (4) Exterior Paint | (3) Roof |

The February 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 #1, 5, 13, and 17, treated for algae

Lake #1 thru 13, 15, 16 and 18, treated for grasses and emergent

Lakes #1, and 13 treated for submerged aquatics

Lakes # 2, 3, and 13 treated for floating plants

Lakes #1 and 13 herbicide treatment

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 February 2018, six FP&L streetlights were reported for service. The poles are located at:

- Okeechobee Gatehouse exit
- 1688 Breakers West Blvd.
- 9017 Baybury
- 1712 Cypress Row
- 1464 Breakers West Blvd.
- 1218 Breakers West Blvd. (repaired)

FEBRUARY SALES & RENTAL APPLICATIONS

Active Listings: Thirty-three (33)

Sales Applications: Total of four (4): (1) Gulfstream Cottages, (1) The Colony, (1) Flagler Estates, and (1) The Estates

Closings: Total of three (3): Two (2) The Estates, and one (1) Gulfstream Cottages

Current Rentals: Twenty (20)

Rental Applications: None

Respectfully Submitted by Debbie Horan, LCAM

Approved by Joe Bergmann, Breakers West Association President