



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

PROPERTY MANAGER'S NEWSLETTER FOR MARCH

MANAGEMENT

The Okeechobee Gatehouse project is progressing. Gino DeSantis, the architect, will present the floor plan and elevations to the BWA Board and the BWA Homeowners at the BWA Board Meeting on April 10, 2018, starting at 4:00 at the Breakers West Country Club. Gino designed the floor plan after meeting with Charles Bennett, our Security Director. They discussed the limitations of the current building, and how the new space could better meet the needs of the security staff. Charles was able to provide a list of items of importance such as, visibility, conveniently checking in guests, and space to install barcodes etc. In addition to the gatehouse's daily activities, the need for Security to remain on site during a hurricane, to enable them to secure the entrance gates and patrol the community, was a prime consideration when developing the floor plan. The elevations of the building were designed to complement the feel of the homes in the community by incorporating similar styles and materials such as a barrel tile roof. The structure is both aesthetically pleasing and also incorporates the functional needs of the structure such as, welcoming guests under a porte-cochere, and being able to camouflage the security's necessary equipment such as, radio antennas, generators, as well as, being able to park vehicles. Since the April Board Meeting may be the last chance for many BWA Board Members as well as seasonal residents to discuss the Gatehouse project before leaving for the season, we are encouraging everyone to attend the meeting. Renderings will be available for viewing following the meeting, at the HOA office. In addition, each BWA Representative will be given renderings to share with their Board and residents.

The old six-foot wooden fence along 1800 section of Breakers West Blvd. has been replaced with a new eight-foot-high perimeter fence. The previous fence had been damaged in the storm and was also being pushed over by vegetation from the Powell Road side of the fence. In the same general area, Reese Jones had cut back some invasive vegetation which exposed several sections of the chain link fence that were in need of repair. The fence was intact but was severely leaning and had several sections of broken barbed wire. The last section of fence, that was also fixed, is located along Okeechobee Blvd and the property which has been referred to as, the Weldon Property. Security makes a daily fence perimeter fence check with a golf cart, so are able to get close to the fence to inspect the fence for any areas that need to be repaired.

The Colony's perimeter wall on Sansburys Way and Belvedere Road has been painted using the same color palette as the Breakers West wall. As part of the prep for painting the wall, The Colony also removed all the vegetation that had grown between the wall and the fence. The project was a huge undertaking for The Colony but the area looks so much better. The county is considering installing bike lanes on both sides of Sansburys Way, which will, hopefully, include an additional maintenance program by the county.

Many residents continue to have issues with Comcast and get frustrated when contacting the 1-800-Comcast number and speak with the service assistants at the call center who are not always able to resolve their problems. BWA now has a contact person if the problem has not been resolved by the call center. This contact person for unresolved problems is Jeremy Shamash, and his contact information is below:

561-660-4464

Jeremy-Shamash@comcast.com

Homeowners that will be leaving on vacation or for the season, can submit a, "Security Vacant House" form that can be found on the Breakers West website. If they elect to submit the form, Security will inspect the perimeter of the home daily while the home is vacant.

COMMITTEE UPDATES

Hearing Committee

The Committee reviewed thirty-five (35) violations issued in February of 2018.

Notices of violations were issued as follows:

- Trash Cans/ Recycle Containers Left at Curbside: Twelve (12) violations were issued, and four (4) resulted in fines.
- Exceeded Posted Speed Limit: Five (5) violations were issued, and one resulted in a fine.
- Improper Parking: Four (4) violations were issued, and they did not result in fines.
- Garbage Out Prior to Morning of Pick-up: Five (5) violations were issued, and they did not result in fines.
- Yard Debris Out Prior to Morning of Pick-up: Seven (7) violations were issued and (2) two resulted in fines.
- 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 did not result in a fine.

The next Hearing Committee is scheduled for April 18, 2018.

Environmental Control Board

The ECB Committee had one meeting in March. They reviewed eleven (11) applications, and two (2) requests for refunds of ECB deposits.

Applications included:

- (2) Hardscape
- (3) Roof
- (2) Window
- (4) Exterior Paint

The March 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 #10 and 13 treated for algae

Lake #1 thru 13 treated for grasses and emergent

Lakes #10 and 13 treated for submerged aquatics

Lakes #10 and 13 treated for floating plants

Lakes #2 thru 13, and 18, herbicide treatment

Lake #1 manual removal of grasses

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	

Lake number 3, that is located at the Okeechobee entrance, will start to undergo lake bank restoration in April. The backside of the lake has eroded to the point where it is dangerous for the landscape equipment to pass without potentially falling into the lake.

LIGHT POLE REPORT

For the month of March 2018, five FP&L streetlights were reported for service. The poles are located at:

- Okeechobee Gatehouse exit lane
- Along Flagler Parkway between the gatehouse and Breakers West Blvd.
- 1688 Breakers West Blvd.
- 1712 Cypress Row
- Corner of Mayacoo and Sand Drift

MARCH SALES & RENTAL APPLICATIONS

Active Listings: Thirty-six (36)

Sales Applications: Total of three (3): (1) Cypress Isle Estates, (1) The Colony, (1) Fairway Villas

Closings: Total of three (3): The Colony, Flagler Estates, and Sand Drift Villas

Current Rentals: Twenty (20)

Rental Applications: Total of one (1)

Respectfully Submitted by Debbie Horan, LCAM

Approved by Joe Bergmann, Breakers West Association President