



PROPERTY MANAGER'S JANUARY NEWSLETTER

MANAGEMENT

The Security Committee and Charles Bennett reviewed the information for the additional security shift that was approved by the Board and included in the 2016 Budget. Charles Bennett explained that the new officer for the shift could start around the first week of March. The officer will work from 11:00 pm to 7:00 am, and will primarily be using the golf cart for inspections along the golf course. For those of you that live on a golf course you should expect to occasionally notice the lights from the golf cart. As needed the First Responder vehicle will be used for traffic detail and during inclement weather during this shift.

Zimmerman Tree Service removed the two Ficus trees that were infected with Hypoxylon Canker. This disease affects hardwood trees that have been injured or are exhibiting signs of stress. The best method to prevent infection is to keep the trees healthy. If a tree is infected it is recommended to carefully remove the infected tree and then monitor the surrounding trees for signs of contamination. At this time nothing has been planned to replace the trees because we are monitoring the surrounding trees for signs of the cancer.

Breakers Pointe and Rees Jones Golf compound have completed their planting along the Okeechobee fence line. BWA is scheduled to relocate the remaining Areca Palms just behind the Okeechobee fence behind the lake. The Ficus hedge that is in front of the fence is declining and by the time it will need to be removed the Areca Palms will provide a thick wall that provides a lush green backdrop behind the lake as well as security barrier.

Lakes and Wetlands had treated some of the lakes for Hydrilla, Bladderwort, Spadderdock, and Cat Tails. Because of the windy weather and high lake levels, they have had difficulty in treating the shoreline.

The deadline for the Resident Directory was January 15th. The office should be receiving the proof for the 2016 Breakers West Directory in February. The goal is for the directory to be distributed in March prior to the "Snowbirds" leaving to back north.

The office recently was made aware of residents that ride their bikes in the community at night without protective gear to reflect lights. The roads in Breakers West can be dark at night and without the proper reflective clothing and/or lights on the bike, a car driver coming around a corner may not notice a biker riding on the side of the road. If you are riding your bike after sunset or before sunrise, please make sure your bike has at least reflective tape on the front as well as the back of the bike, and for added safety a light should be used.

COMMITTEE UPDATES

Hearing Committee

The Hearing Committee met in January and reviewed fifty-two violations. The next meeting is scheduled for February 17, 2016.

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| (8) Improper Parking | (23) Trash Cans and Recycle Containers Left at Curb |
| (3) Failure to Stop at a Stop Sign | (9) Garbage Out Prior to Morning of Pick-up |
| (3) Minors Driving a Golf Cart | (3) Yard Debris Out Prior to Morning Pick Up |
| (3) Exceeding the Posted Speed Limit | |

Environmental Control Board Violations

The ECB Committee had two meetings in January. They reviewed ten (10) applications, and there were four (4) requests for deposits to be refunded. The next meeting in is scheduled for Tuesday, February 18th.

Applications included:

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| (4) Exterior Paint | (3) New Roof |
| (2) Landscape and Hardscape | (1) Windows |

JANUARY SALES & RENTAL APPLICATIONS

Active Listings: (25) Houses
Sales Applications: None
Closings: (1) Total: One (1) in The Colony
Current Rentals: (20)
Rental Applications: (2) Total: Both in The Colony

Respectfully Submitted by Debbie Horan, LCAM

Approved by Joe Bergmann, Breakers West Association President