



## PROPERTY MANAGER'S MARCH NEWSLETTER

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### MANAGEMENT

During the month of March several changes were made to the Belvedere entrance. The Breakers West side of the South University wall was painted using the same color used for the monuments, the Gatehouses, and the mailboxes. The Ficus hedge along the Belvedere entrance wall was removed and Clusia was planted on both sides of the wall. Both projects made a huge visual impact on the entrance.

The pump by Sand Drift that is responsible for the recharge well that supplies the irrigation for Belvedere and along Mayacoo Blvd. by Spray Cottages, stopped working and is scheduled to be replaced. At the same time, the pump that it supplies the recharge wells for the Twin Lakes and operates the Okeechobee lake fountain also stopped working and is also scheduled to be repaired. Since the Firebush was just planted in front of the existing Ficus hedge along Mayacoo, and Clusia was planted at the Belvedere entrance, Annco has been hand watering the plants until the pump is fixed.

As we enter into spring and summer several homeowners will be starting to hard prune and trim trees. If your home backs up to Mayacoo property and you plan to clean up the overgrown vegetation you must first receive written permission from Mayacoo Country Club. Please contact Michelle at Mayacoo. You may direct your request to the Mayacoo Board. Please include the BWA office in your correspondence and in particular, a copy of the written permission to trim Mayacoo's vegetation. The office will add the information to your file.

Elite Protection's parent company was purchased by Universal Protection Agency a couple of months ago. There will be no changes in personnel or policy, but you may have noticed the security staff wearing new shirts with the Universal's logo on the patch. The company was founded in 1965 and offers a diversified range of services including protection services, security systems, and building maintenance programs.

### COMMITTEE UPDATES

#### Communications

The 2016 Breakers West Resident Directory was distributed in March. The office is currently working on compiling the list of emails that will be used by BWA, with prior resident's approval, to send bulk emails that will inform the community of meetings, Newsletters, and information that is pertaining to the individual Sub-associations. If you didn't get your information to the office in time to be included in the Resident Directory, you may still submit the form for the next directory, and you can be added to the email list at any time.

### Hearing Committee

The Hearing Committee met in March and reviewed fifty- four violations. The next meeting is scheduled for April 20, 2016.

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|---------------------------------------|---|
| (19) Improper Parking                 | (13) Trash Cans and Recycle Containers Left at Curb |
| (2) Failure to Stop at a Stop Sign    | (1) Garbage Out Prior to Morning of Pick-up         |
| (1) Nuisance Alarm                    | (4) Yard Debris Out Prior to Morning Pick Up        |
| (14) Exceeding the Posted Speed Limit |   |

### Environmental Control Board Violations

The ECB Committee had two meetings in March. They reviewed fourteen (14) applications, and there were eight (8) requests for deposits to be refunded. The next meeting is scheduled for Thursday, April 21<sup>st</sup>.

Applications included:

- |                    |                        |
|--------------------|------------------------|
| (6) Exterior Paint | (1) Fence and Screen   |
| (3) Landscape      | (2) Hurricane Shutters |
| (2) Hardscape      |                        |

The March lake inspections resulted in the following:

Algae and Hydrilla were treated in Lake 12 (Fairway), 7 (Cypress Row east side), 10 (Between the Lakes and the Estates), 18 (The Lakes) and 3 (Front Fountain)

Eelgrass was treated in lake 7 (Cypress Row east side), 18 (The Lakes), and 15 (The Colony)

Various grasses were treated on lake 15 (The Colony)

Spatterdock was treated in lake 13 (The Estates and The Enclave)

Sonar was used for submerged weeds in lake 7 (Cypress Row east side) and lake 10, (between the Lakes and the Estates)

### MARCH SALES & RENTAL APPLICATIONS

Active Listings: (36) Houses

Sales Applications: (7) Total; (2) in The Colony, and (2) in Breakers Pointe, (1) in Flagler Estates, (1) in The Lakes and (1) in Spray Cottages

Closings: (2) Total; Flagler Estates and Flagler Manor

Current Rentals: (21)

Rental Applications: None

Respectfully Submitted by Debbie Horan, LCAM

Approved by Joe Bergmann, Breakers West Association President