



PROPERTY MANAGER'S APRIL NEWSLETTER

MANAGEMENT

Irrigation has continued to be an issue for several of the BWA common areas. As mentioned in the previous report the pump was replaced that irrigated areas along Mayacoo Lakes Blvd. and the Belvedere entrance. Then a week after the pump was installed there were problems with the new pump. In addition to that area, the Flagler Parkway, Okeechobee entrance irrigation system had problems. The pressure valves had to be adjusted for additional rotors, and a small undetectable leak in the line is continuing to cause the system to lose pressure, and the time clocks had to be reconfigured. Annco has had crews out here for over a week making the repairs. The summer annuals have been ordered and will be planted in May, but only after we have corrected the irrigation problems.

The office has received a couple of inquiries regarding the replacement of the alarm batteries. The agreement BWA made with The Monitoring Center was they would replace the battery at the alarm panel at no charge. Some homeowners have added devices or upgraded their alarm system to include wireless devices. Those devices and systems require lithium batteries and are not the batteries that are included in the monitoring fee. Therefore, if a replacement battery is required there will be a charge to the homeowner.

As inspections are done in May, we will be asking homeowners to trim the trees for preparation of the upcoming hurricane season. The purpose of doing the inspection so early this year is because several homeowners use the same tree trimming company and the work couldn't be completed before hurricane season. The work doesn't need to be completed within 30 days, but please let the office know when the work will be completed. Royal Palms are considered to be "self-cleaning" trees, however when the seed pods or extremely large heavy branches fall they can cause damage to property or cause injuries if it should fall on a person. A courtesy notice will be sent requesting any Royal Palms that are along a side walk to be trimmed to avoid any such problems.

COMMITTEE UPDATES

Finance

Over the past couple of months a couple of the Sub-Associations have inquired about Reserve Funds for their Sub-Association. Since it was of interest to a couple of Sub-Associations it might be of interest to others. Breakers West Association had contacted JR Frazier in 2014 to update the Master's Reserve study that was originally done in 2009. John Frazier shared with the Finance Committee that he expected changes in the Statutes that would require HOAs to have Reserves similar to the Reserve requirements for condos. Florida Statute doesn't require the HOA's to have a Reserve, and if there is a Reserve in place there are no specific requirements for the types of Reserves needed by an HOA. There is discussion to make the statutes for HOA's to have Reserve requirements similar to the requirements for Condos. Currently an HOA can have Reserve accounts set up that do not specifically identify what the fund can be used for, such as a Contingency Reserve or a Surplus Reserve. If a Reserve fund isn't specific, it allows the fund to be used for unexpected expenses or to fund a Reserve item that may be underfunded. However, if a Reserve fund is set up for a specific item such as roads, it can only be used for roads. Regardless if your HOA has specific Reserves, or a Contingency Reserve, having those Reserves is a marketing asset. Realtors and potential buyers frequently ask if there are any assessments planned, and have there been any assessments for the community. Reserves that are well funded are a sign of financial stability for the community.

Hearing Committee

The Hearing Committee met in April and reviewed sixty-six violations. The next meeting is scheduled for May 18, 2016.

(28) Improper Parking	(13) Trash Cans and Recycle Containers Left at Curb
(4) Failure to Stop at a Stop Sign	(1) Garbage Out Prior to Morning of Pick-up
(0) Nuisance Alarm	(6) 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 April. They reviewed thirteen (13) applications, and there were three (3) requests for deposits to be refunded. The next meeting is scheduled for Tuesday, May 10th.

Applications included:

(6) Exterior Paint	(1) Fence and Screen
(1) Hardscape	(1) Multiple to include, roof, paint, doors, fence
(3) Roof	(1) Addition

Because of the lack of rain, the lakes are very low and there is new plant growth along the littoral shelf. Once the lake level rises, the plants will die off since they can only survive in less than a foot of water. Until then the plants help to control erosion along the lake banks.

The April lake inspections resulted in the following:

Treated for algae in lakes 13 (The Estates and The Enclave), 16 (The Colony) and 18 (The Lakes)

Treated for Chara and Eelgrass in lakes 17 (The Colony), and 13 (The Estates and The Enclave)

Treated for spatterdock in lake 13(The Estates and The Enclave)

One time clean out in lake 16 (The Colony)

Raked lake 17 (The Colony)

Machete cleaned out in lake 18 (The Lakes)

APRIL SALES & RENTAL APPLICATIONS

Active Listings: (31) Houses

Sales Applications: (2) Total; Sand Drift Villas and Fairway Villas

Closings: (4) Total; Breakers Pointe, The Colony, Flagler Estates, and The Lakes

Current Rentals: (19)

Rental Applications: (1)

Respectfully Submitted by Debbie Horan, LCAM

Approved by Joe Bergmann, Breakers West Association President