



PROPERTY MANAGER'S JUNE NEWSLETTER

MANAGEMENT

The Hearing Committee has asked the Security Guards to come up with a method to secure the yellow violation slip that is left in the cubby portion of the mailbox. Several residences commented that they didn't receive the citation until the letter was sent by mail. Other homeowners have commented that they have seen "yellow slips" in the road and have placed them in the mailboxes. Since it is a federal offense to place any non-metered item in the mailbox, the security staff can only place the citation in the cubby portion. If the weather is bad they will place the citation further back in the cubby, but then it becomes difficult to see. In order to protect the violation slip from the weather and still keep it visible towards the front of the cubby, the officers will place the violation slip in an envelope.

During the inspections of the property, it has been noticed that many of the mailboxes are in need of replacement or maintenance. Most of the mailboxes in need of repair require an adjustment to the cubby which is leaning forward, and the wooden post and cubby need to be painted. If your mailbox doesn't have a plate protector, and you do not have vegetation around the base of the post, you may also notice the bottom being gouged by the weed eater. The maintenance of the box can be done by anyone, or you may contact the office for our maintenance person to make the necessary repairs for a reasonable charge. The "Mailbox Maintenance Form" can be found on our website at breakerswesthoa.com under the "Forms" tab.

COMMITTEE UPDATES

Finance

The 2015 End of the Year Audit has been completed. Please contact the office if you would like a copy.

Hearing Committee

The Hearing Committee met in May and reviewed fifty violations. The next meeting is scheduled for August 24, 2016.

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| (6) Improper Parking | (21) Trash Cans and Recycle Containers Left at Curb |
| (2) Failure to Stop at a Stop Sign | (3) Garbage Out Prior to Morning of Pick-up |
| (1) Minors Driving a Golf Cart | (5) Yard Debris Out Prior to Morning Pick Up |
| (11) Exceeding the Posted Speed Limit | (1) Nuisance Alarm |

Environmental Control Board Violations

The ECB Committee had two meetings in June. They reviewed twelve (12) applications, and there were six (6) requests for deposits to be refunded. The next meeting is scheduled for Thursday, July 7th and Tuesday July 19th.

Applications included:

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| (3) Exterior Paint | (3) Landscape/ Hardscape |
| (2) Hurricane Protection | (1) Generator |
| (2) Roof | (1) Front Door |

The June lake inspections resulted in the following: (Please refer to the reference chart below for lake location. Note this doesn't include the Mayacoo lakes.)

- All lakes were treated for shoreline grasses and weeds and picked up trash.
- Lakes treated for algae: #4, #7, #9, #10, #11, #12, #13, #15
- Lakes treated for emergent: #9, #10, #11, #12, #13, #14, #15, #16, #18
- Littoral shelf treated for grasses and weeds: Lakes #2, #3, #4, #5, #6, #7, #8, #9, #10, #11, #12, #13, #14
- Lakes treated for submerged aquatics: #4, #10, #11, #13, #17, #19

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	

JUNE SALES & RENTAL APPLICATIONS

Active Listings: (37) Houses
 Sales Applications: (3) Total; (1) Sand Drift Villas, (1) The Lakes, and (1) The Colony
 Closings: (2) Total: The Colony and Sand Drift Villas
 Current Rentals: (17)
 Rental Applications: (0)

Respectfully Submitted by Debbie Horan, LCAM

Approved by Joe Bergmann, Breakers West Association President