



PROPERTY MANAGER'S JULY NEWSLETTER

MANAGEMENT

As I mentioned in the last Newsletter, it is mating season for alligators. Security informed the office that on Saturday evening (7/23) at approximately 7:45 p.m., Security personnel notified Fish Wildlife Commission of the presence of a large alligator in the front lake with the fountain that is adjacent to the Okeechobee gatehouse. By shortly after 9:00 p.m., a 10' alligator, of a reported 500 lbs. had been removed from the water and transported elsewhere. It is against BWA policy for any visitor, resident, or vendor to fish, swim or boat in any of the BWA lakes. If you see someone fishing or even walking their dog or child by the edge of the lake, please warn them that they could find themselves much too close to an alligator. If you do not feel comfortable approaching the person please call Security and they will be able to inform them.

Some of you had the opportunity to have met William, our maintenance person. William was given a scholarship for the Police Academy and found the requirements for the Academy were so demanding that he couldn't work as many hours at Breakers West. William sadly had to give notice because he felt it wasn't fair to Breakers West to work odd hours to accommodate the training, and only be able to work ten hours due to the school requirements. We have hired Yves Molette who has a wide range of experience in the field. Yves will be working into a full time position, so he will be available to the Sub- associations for minor maintenance jobs.

If you gave the office the approval to send you email notices, you would have received an email last month letting you know that the Manager's Newsletter for June was available and it included a link to the BWA website. If you didn't receive the email, and would like to be included in future email notices, please send the office the completed Breakers West Resident Directory Authorization Form. BWA can only send it to one email address per residence, and it is only available to owners of the property. The form is available on breakerswesthoa.com under the "Forms" tab.

FPL spent several days in Breakers West installing a blue dome shaped device on the top of the light fixtures. The device is a photo cell that controls the light fixture to either turn on or off depending on the amount of natural light that is on that particular pole. If the photo cell goes bad, the light will either not turn on, or will not turn off. Security does a light check and sends the report to FPL for the poles that require maintenance. However, it is difficult to spot the poles when the light remains on during the daylight hours, so those issues may not be reported as frequently. If you notice a light pole that is on and it is bright out please report the pole to either Security or to the BWA office.

Palm Beach Water Utilities has installed a device by the Security parking lot by the Belvedere entrance that will automatically flush the fire hydrants in the community. If the Health Department or Palm Beach County Water Utilities Dept. should also need to test the quality of water in BWA, they can take samples from this device.

COMMITTEE UPDATES

Hearing Committee

The Hearing Committee did not meet in July. The next scheduled Hearing Committee meeting is on Wednesday, August 24th at 5:00 pm at the BWA Office.

Environmental Control Board Violations

The ECB Committee had two meetings in July. They reviewed six (6) applications, and there were six (6) requests for deposits to be refunded. The next meeting is scheduled for Thursday, August 25th.

Applications included:

- (2) Exterior Paint
- (1) Screen Enclosure
- (1) Addition
- (1) Landscape/ Hardscape
- (1) Play Structure

The July 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 the lakes were inspected and debris was removed as needed.

Lakes #3, #5, #7, #10, #11, #12, #13 Treated for Algae

Lakes #2, #13, #14, #15, #17 and #18 Treated for submerged aquatics

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	

JULY SALES & RENTAL APPLICATIONS

Active Listings: (37)

Sales Applications: (4) Total: (2) The Estates, (1) The Colony, (1) Gulfstream Cottages

Closings: (1) Total: The Lakes

Current Rentals: (18)

Rental Applications: (0) Total

Respectfully Submitted by Debbie Horan, LCAM

Approved by Joe Bergmann, Breakers West Association President