



PROPERTY MANAGER'S AUGUST NEWSLETTER

MANAGEMENT

Zimmerman was scheduled to trim the trees the end of August but due to weather conditions and problems with equipment, they ran behind schedule. They are currently scheduled to trim the trees the week of September 4th. Also starting in September will be the pressure cleaning of the sidewalks, valley curbs, and median curbs around the Gatehouses. They will be using a combination of bleach and low pressure to clean the concrete. It is recommended to use the low pressure verses the high pressure because the high pressure can pit the concrete over time. The pitting creates small holes for dirt to cling to and the cleaning needs to be done more frequently. The bleach may cause the edge of the grass along the sidewalks and roads to turn brown, but since we are still in the growing cycle, the grass will rebound quickly. We have noticed several homes that need to be pressure cleaned. This is a busy time of the year for pressure cleaning companies that are working for several HOA in the area. If you should get a Courtesy Letter please let the office know when you were able to schedule the cleaning. If you are out of town and want to be here when the roof is being cleaned, you can still schedule the appointment since it may take more than 30 days to get an appointment.

The office has received a couple inquiries concerning mosquito control associated with the Zika virus. I have attached a report prepared by IPM regarding the methods used for controlling the mosquitos carrying the Zika virus. The best method of control is done by the individual homeowners by making sure there isn't any standing water in items such as flower pots, bird baths, etc. around their yards. It is also important for individuals to use protective clothing and mosquito repellent when outdoors.

COMMITTEE UPDATES

Hearing Committee

The Hearing Committee met in August and reviewed seventy- seven violations for the months of June and July.

- Trash Cans/ Recycle Containers Left at Curbside. Twenty-nine (29) violations were issued and four (4) resulted in fines.
- Yard Debris Prior to Night of Pick-up: Twelve (12) violations were issued and four (4) resulted in fines.
- Garbage Out Prior to Morning of Pick-up: Three (3) violations were issued and none resulted in a fine.
- Failure to Stop at Stop Sign. One violation was issued and did not result in a fine.
- Exceeded Posted Speed Limit: Eighteen (18) violations were issued and two (2) resulted in fines.
- Improper Parking. Nine (9) violations were issued and three (3) resulted in fines.
- Minors Driving a Golf Cart. Three (3) violations were issued and all resulted in fines.
- Nuisance Alarm. One (1) violation was issued and it did not result in a fine.
- Fishing/ Posted No Fishing Area. One violation was issued and it did not result in a fine.

The next scheduled Hearing Committee meeting is on Wednesday, September 21st at 5:00 pm at the BWA Office.

Environmental Control Board Violations

The ECB Committee had two meetings in August. They reviewed twelve (12) applications, and there were eight (8) requests for deposit refunds. The next meeting is scheduled for Thursday, August 25th.

Applications included:

- | | |
|-----------------------------|--------------------------|
| (4) Exterior Paint | (1) Landscape/ Hardscape |
| (3) Screen Enclosure/ Fence | (1) New Construction |
| (1) Generator | (2) New Roof |

The August 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 #11, #13 Treated for algae

Lakes #2, #4, #12, #13, #15, #16, #17 Treated for grasses and emergents

Lakes #13 Treated for submerged aquatics

Lakes #2 through #14 and lake #18 treated shoreline for grasses and weeds

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	

LIGHT POLE REPORT

During the month of August, the following FP&L streetlights have been reported to FP&L for service. All have been repaired with the exception of 1010 Lytham.

- 1010 Lytham
- 9106 Baybury
- 1776 Breakers West Blvd.
- 1798 Breakers Pointe Way
- 1860 Flagler Estates

AUGUST SALES & RENTAL APPLICATIONS

Active Listings: (36)

Sales Applications: (7) Total: (2) The Estates, (3) The Colony, (1) Gulfstream Cottages, and (1) Sand Drift Villas

Closings: (2) Total: (1) The Estates, and (1) The Colony

Current Rentals: (18)

Rental Applications: None

Respectfully Submitted by Debbie Horan, LCAM

Approved by Joe Bergmann, Breakers West Association President