



PROPERTY MANAGER'S SEPTEMBER NEWSLETTER

MANAGEMENT

At a previous Board meeting, the Board agreed to remove the directional signs and install signs indicating the direction of the Belvedere and Okeechobee exits. The purpose to remove the signs was based on the aesthetics of the large billboard style sign being unsightly and they were no longer needed since many visitors have a smart device they use for directions. The Gatehouses also provide written directions and a map to visitors. The large directional signs have been removed and will be stored until December at which time the Board will decide if they need to be re-installed. Our Maintenance tech has also been cleaning and repainting the stop signs, speed limit signs etc.

Last month Sullivan Electric worked on the lights at the Okeechobee entrance. Several of the old LED lights had lost their seal and corroded the fixtures causing several of them to short out. About 50% of the lights had to be replaced and several more will be replaced over the next couple of months.

Zimmerman Tree Service completed trimming the trees in preparation for Hurricane season. Zimmerman also removed the Queen Palms at Flagler Parkway and Breakers West Blvd due to disease. The 4-way will be addressed by the Grounds Committee.

FPL has been in Breakers West making repairs to their underground service lines mainly around Spray Cottages area. According to FPL this is routine maintenance.

COMMITTEE UPDATES

Hearing Committee

The Hearing Committee met in September and reviewed thirty-one violations for the month of August.

- Trash Cans/ Recycle Containers Left at Curbside. Fifteen (15) violations were issued and three (3) resulted in fines.
- Yard Debris Prior to Night of Pick-up: Two (4) violations were issued and two (2) resulted in fines.
- Exceeded Posted Speed Limit: Six (6) violations were issued and none of them resulted in fines.
- Improper Parking. Seven (7) violations were issued and two (2) of them resulted in fines.
- Minors Driving a Golf Cart. One (1) violation was issued and it did not result in a fine.

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

Environmental Control Board Violations

The ECB Committee had two meetings in September. They reviewed seven (7) applications, and there were three (3) requests for deposits to be refunded.

Applications included:

- | | |
|-----------------------------|------------------------------|
| (2) Landscape/ Hardscape | (1) New windows and or doors |
| (1) Screen Enclosure/ Fence | (1) New Roof |
| (1) Hurricane Protections | (1) Satellite |

The September 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 #7, #11, # 13, #15, and #16 Treated for algae

Lakes #2 through #14 and #18, Treated for grasses and emergents

Lakes #13 and #16 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	

LIGHT POLE REPORT

During the month of September, the following FP&L street lights has been reported to FP&L for service.

- 1835 Breakers West Court- Reported and repaired.

AUGUST SALES & RENTAL APPLICATIONS

Active Listings: (36)

Sales Applications: (6) Total: (1) Cypress Isle Estates, (1) The Colony, (2) Fairway Villas, (1) The Lakes, and (1) Breakers Pointe

Closings: (4) Total: (1) The Estates, (1) Seagull Park, and (2) The Colony

Current Rentals: (18)

Rental Applications: None

Respectfully Submitted by Debbie Horan, LCAM

Approved by Joe Bergmann, Breakers West Association President