



PROPERTY MANAGER'S NEWSLETTER FOR OCTOBER

MANAGEMENT

Breakers West Association is preparing for the upcoming season. Power washing of the BWA common areas has been completed. The winter annuals have been approved and will be planted around the third week of November. Mulch is also scheduled for the middle of November. Several of the landscape lights at the Okeechobee entrance were replaced because the seal to the fixtures had deteriorated which caused several shorts in the electrical wires. Zimmerman Tree Service has installed the holiday lights, which are scheduled to be turned on by Thanksgiving. BWA will be installing the holiday garland around the participating Sub-Association monument signs before Thanksgiving.

The Annual/ Budget mailing is being prepared and will be mailed out no later than November 10th. Included in the mailing is a form that authorizes the use of an owner's email. We encourage Breakers West homeowners to submit the form so that email blasts from BWA can be sent to inform the owners of upcoming meetings, new newsletters, and general information. Besides BWA being able to utilize the emails, the Sub-Associations can send information to just the owners of a particular Sub-Association. Items that might be beneficial to the Sub-Association and homeowners to send could be newsletters, notices to meetings, and information such as paving the road within the Sub-Association. The actual email addresses will not be shared with the Sub-Associations, instead the information to be sent will be provided to BWA and the office will send the information on behalf of the Sub-Association.

COMMITTEE UPDATES

Hearing Committee

The Hearing Committee met in October and reviewed twenty-two violations for the month of October.

- Trash Cans/ Recycle Containers Left at Curbside. Ten (10) violations were issued and none of them resulted in fines.
- Yard Debris Prior to Night of Pick-up: Four (4) violations were issued and none of them resulted in fines.
- Exceeded Posted Speed Limit: Two (2) violations were issued and none of them resulted in fines.
- Improper Parking. Four (4) violations were issued and one (1) of them resulted in a fine.
- Failure to Stop at a Stop Sign. One (1) violation was issued and it did not result in a fine.
- Pet Not on a Leash. One (1) violation was issued and it did not result in a fine.

The next scheduled Hearing Committee meeting is on Wednesday, November 16th at 5:00 pm at the BWA Office.

Environmental Control Board Violations

The ECB Committee had only one meeting in October because one meeting was canceled due to Hurricane Matthew. The committee reviewed one new application for exterior paint, and there were three (3) requests for deposits to be refunded.

The October 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 #6, #7, #10, # 12, #13, and #16 treated for algae

Lakes #1 and #13 treated for grasses and emergents

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 October, the streetlight by 1106 Breakers West Blvd. was reported to FP&L for service and has already been repaired.

OCTOBER SALES & RENTAL APPLICATIONS

Active Listings: (33)

Sales Applications: (3) Total: (1) The Colony, and (2) The Estates

Closings: (10) Total: (3) The Estates, (2) The Colony, (2) Fairway Villas, (1) The Lakes, (1) Cypress Isle Estates, and (1) Sand Drift Villas

Current Rentals: (18)

Rental Applications: None

Respectfully Submitted by Debbie Horan, LCAM

Approved by Joe Bergmann, Breakers West Association President