



BREAKERS WEST ASSOCIATION, INC. (BWA)
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PROPERTY MANAGER'S JANUARY 2017 NEWSLETTER

MANAGEMENT

Lake Worth Drainage began clearing the vegetation behind the canal on Belvedere as part of their maintenance program. LWDD agreed to leave the Laurel and Live Oaks which will help to screen the wires and buildings on Belvedere. The Laurel Oaks lose their leaves in the winter but, come spring will get new growth and offer more screening. However, the Breakers West fence is now exposed to the traffic along Belvedere. The Grounds Committee is getting proposals to replace the Breakers West Ficus hedge, and possibly plant additional palm trees to also screen the wires and buildings along Belvedere. Mayacoo's golf maintenance area has also been completely exposed to the traffic on Belvedere. Mayacoo has already installed a screen on a portion of the fence by the maintenance building.

The County has trimmed much of the invasive vegetation in their easement along Sansbury to be able to maintain the utility poles and to make sure the vegetation is clear from the overhead wires. Unlike the clearing on Belvedere, the county did not chemically spray the vegetation so, it will grow back.

The Belvedere entrance will also go through some changes. The two Oak trees closest to Belvedere have been removed. About two years ago, they were damaged by lightning and although they were treated with nutrients, they suffered too much damage to be able to keep them. Zimmerman, the company that was responsible for installing the holiday lights and is also the company that trims the BWA trees, notified the office that the trees should be removed since they could pose a safety hazard to motorists. At the moment, the area will receive sod until the Grounds Committee can make a recommendation to the BWA Board for new landscape to be planted at the entrance.

The deadline has passed for submitting the Resident Directory Form. The office is updating the information for the 2017 Resident Directory. It will then be sent to the printer and hopefully ready for distribution by April.

COMMITTEE UPDATES

Hearing Committee

The Hearing Committee met in January, and reviewed one hundred and eight (108) violations for the months of November and December. Notices of violations were issued as:

- Trash Cans/ Recycle Containers Left at Curbside: Forty-four (44) violations were issued and twenty-four resulted in fines.
- Yard Debris Out Prior to Night of Pick-up: Eleven (11) violations were issued and seven resulted in fines.
- Exceeded Posted Speed Limit: Nineteen (19) violations were issued and two of them resulted in fines.
- Improper Parking: Twenty-four (24) violations were issued and six of them resulted in fines.
- Failure to Stop at a Stop Sign: Four (4) violations were issued and none of them resulted in fines.
- Minors Driving a Golf Cart: Two (2) violations were issued and both resulted in fines.
- Fishing in a No Fishing Posted Area: One violation was issued and it resulted in a fine.

The next scheduled Hearing Committee meeting is on Wednesday, February 15, 2017 at 5:00 pm at the BWA Office.

Environmental Control Board Violations

The ECB Committee had two meetings in December. They reviewed (16) applications and (7) requests for refunds of ECB deposits.

Applications included:

- | | |
|-----------------------------|--------------------------|
| (6) Exterior Paint | (1) Landscape |
| (1) Screen Enclosure/ Fence | (2) Remodel / Addition |
| (2) New Roof | (1) Repair Wall |
| (1) Outdoor Kitchen | (1) Front Doors/ Windows |
| (1) Pool Remodel | |

The January lake inspections resulted in the following: (Please refer to the reference chart below for lake location.
Note: This does not include the Mayacoo lakes.)

All the lakes were inspected and debris was removed as needed.

Lakes #5, 6, 10, 11, 12, 13, and 17, treated for algae

Lake #1, 11, 12, and 18, treated for grasses and emergent

Lakes #12 treated for submerged aquatics

Lake # 3, 5, 6, 10, 11, and 12, manual removal of shoreline grasses and emergent

Lakes #1, 11, 12, 13 and 18, herbicide treatment

Lake #12, manual removal of primrose

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 January, one street light, at 1058 Breakers West Blvd., was reported to FP&L for service, and it has been repaired.

JANUARY SALES & RENTAL APPLICATIONS

Active Listings: (41)

Sales Applications: (2) Total: The Colony, and Gulfstream Cottages

Closings: (5) Total: (3) Estates, (1) The Colony, and (1) for Gulfstream Cottages

Current Rentals: (16)

Rental Applications: None

Respectfully Submitted by Debbie Horan, LCAM

Approved by Joe Bergmann, Breakers West Association President