



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

MANAGEMENT

The BWA office and Security has received several inquiries about an incident that occurred outside Breakers West at the Wells Fargo Bank on Okeechobee Blvd, on January 31st 2017 around 8:45 pm. The altercation involved a person that left his car running with the car door open while using the ATM. The perpetrator got into the unattended vehicle, at that time the victim, who was also licensed to carry a concealed weapon, fired a gun at the perpetrator who was stealing the victim's car. During the pursuit, the perpetrator drove east in the west bound lane of Okeechobee hitting two vehicles. The perpetrator then took off on foot. The Palm Beach Sherriff's Office responded very quickly utilizing their resources, including a helicopter, K-9 and Swat Team units. There were several patrol cars in Breakers West since there was a remote chance the perpetrator could have entered Breakers West along Sansbury. Security Director Bennett, at 9:00 PM utilized the Easy Link notification system to alert Breakers West Residents of the incident. The message was delayed being sent that evening, due to a technical issue, and consequently, not sent out until 8:00 AM the following morning. Although the incident is not a positive reflection of the area surrounding Breakers West, how quickly and efficiently the Sherriff's Office responded to the incident is impressive. Smaller municipalities do not have the resources to respond with to similar situations that occur throughout the area. The only down side to PBSO responding with all of their resources is, that it makes the incident appear more alarming to the residents in Breakers West.

At the last BWA Board Meeting on February 14th, the Board passed a motion to purchase a new bar code reader for both the Belvedere and Okeechobee gates. The current system is old, and has become difficult to find replacement parts. The high-end luxury vehicles have many electronic components built into the front window of the car that can make placing the Transcore sticker in the front window difficult to place where the signal can be read by the reader. The new bar code reader allows the sticker to be placed on the driver side rear window further away from the car's electronics. The current plan is to have the system installed and the bar codes available for installation in April. The plan includes both the Belvedere and the Okeechobee gates to have a small window of time where the old Transcore sticker and the new barcode will both work in granting entrance into the community. This window of time where both systems will overlap, should provide an adequate time frame to transition to the new system. The BWA Office will be notifying the residents and clubs of when the new bar codes will be available to be installed.

Lake Worth Drainage District, (LWDD) recently cleared the vegetation along the canal bank that runs parallel to Belvedere. In addition to removing much of the vegetation they then sprayed the bank to inhibit new growth of the invasive material. As a result of the removal of vegetation on the outside of Breakers West, the fence that runs from Sansbury Road up to the Belvedere entrance, has been exposed. The area affected belongs to Breakers West Association, The Colony, and Mayacoo Country Club. The BWA Board, at the February 14th meeting, also passed a motion to have a special committee composed of a representative from both Mayacoo and The Colony, work with the Grounds Committee to investigate the possible solutions to improve the aesthetics of the community.

COMMITTEE UPDATES

Hearing Committee

The Committee reviewed thirty- two (32) violations issued in February of 2017. Notices of violations were issued as follows:

- Trash Cans/ Recycle Containers Left at Curbside: Eight (8) violations were issued and one resulted in a fine.
- Yard Debris Out Prior to Night of Pick-up: Two (2) violations were issued and none resulted in fines.
- Exceeded Posted Speed Limit: Seven (7) violations were issued and two of them resulted in fines.
- Improper Parking: Thirteen (13) violations were issued and eight of them resulted in fines.
- 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, March 16, 2017 at 5:00 pm at the BWA Office.

Environmental Control Board Violations

The ECB Committee had two meetings in February. They reviewed eight (8) applications and three (3) requests for refunds of ECB deposits.

Applications included:

- | | |
|--------------------|---------------|
| (5) Exterior Paint | (2) Landscape |
| (1) Generator | |

The February 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 #4, 5, 7, 9, 10, 13, 15, 17 and 19, treated for algae
- Lake #1, and 11, treated for grasses and emergent
- Lakes #1 and 17 treated for submerged aquatics
- Lakes #1, 2, 4, 5, 7, 9, 13, 14, 15, 17 and 19, treated for floating plants
- Lakes #1, 2, 14 treated for invasive and exotic species
- Lake # 2, 7, 9, and 14, 15, 17 manual removal of shoreline grasses and emergent
- Lakes #1, 2, 4, 5, 13, 11, 14, and 19 herbicide treatment

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 February, two street lights, at 1058 Breakers West Blvd., were reported to FP&L for service.
1712 Cypress Row Drive
1679 Enclave Circle

FEBRUARY SALES & RENTAL APPLICATIONS

Active Listings: (45)
Sales Applications: (6) Total: (3) in The Colony, (1) in Gulfstream Cottages, and (1) in Flagler Manor
 Closings: (3) Total:(2) in The Colony, and (1) in Seagull Park
Current Rentals: (17)
Rental Applications: (1) Sand Drift Villas

Respectfully Submitted by Debbie Horan, LCAM

Approved by Joe Bergmann, Breakers West Association President