



## PROPERTY MANAGER'S NEWSLETTER FOR MARCH, 2017

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### **MANAGEMENT**

The Communications Committee approved the final draft of the 2017 Breakers West Directory. The Directory has been inserted into a plastic bag and placed in each Cubby the week of April 10th. As in previous years, Security will pick up the cubbies that remain in the cubbies and return them to the office.

The new bar code readers for both the Okeechobee and the Belvedere entrances were order in March. The installation is scheduled to be completed by the end of April. The Transcore system will remain enabled to read Transponders at both gates so that we can transition to the new bar codes without interrupted service. The BWA Board approved each residence receive up to (2) bar codes at no charge until May 31<sup>st</sup>, and seasonal residents will have until December 31<sup>st</sup>, 2017. The bar codes must be installed by Security personnel so they can log the proper information as it relates to the owner of the vehicle, make and model of the vehicle associated with the specific bar code number. The bar codes when removed will no longer work, making the bar code an asset to the security of Breakers West Association. The bar code cannot not be removed and used by an unauthorized user. The cost of additional bar codes to the Residents and Club members, is \$10.00 per bar code. A flyer will be placed in the cubby under your mailbox detailing the process to have the new bar codes installed. The information will also be posted on the Breakers West website

### **COMMITTEE UPDATES**

#### **Hearing Committee:**

The Committee reviewed thirty- four (34) violations issued in February of 2017.

Notices of violations were issued as follows:

- Trash Cans/ Recycle Containers Left at Curbside: Thirteen (13) violations were issued and none resulted in a fine.
- Garbage Containers Out Prior to Moring of Pick Up: One (1) violation was issued and it did not result in a fine.
- Yard Debris Out Prior to Night of Pick-up: Six (6) violations were issued and none resulted in fines.
- Exceeded Posted Speed Limit: Five (5) violations were issued and none of them resulted in fines.
- Improper Parking: Four (4) violations were issued and none 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 resulted in a fine.

The next scheduled Hearing Committee meeting is on Wednesday, April 19, 2017 at 5:00 pm at the BWA Office.

#### **Environmental Control Board Violations:**

The ECB Committee had two meetings in March. They reviewed eight (8) applications and five (5) requests for refunds of ECB deposits.

Applications included:

(6) Exterior Paint    (2) Landscape    (6) New Roof    (1) Screen/ Fence    (2) Windows/ Shutters

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

All the lakes were inspected and debris was removed as needed.  
 Lakes #4, 5, 7, 11, 13, and 19, treated for algae.  
 Lake #1, 2, 4, 7, 13, 15, 16 and 18, treated for grasses and emergent.  
 Lakes #11, and 13 treated for submerged aquatics.  
 Lakes # 4, 5, 13, and 19, treated for floating plants.  
 Lake #1, 2, 4, 9, and 18 manual removal of shoreline grasses and emergent.  
 Lakes #1, 4, 5, 13, 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**

For the month of March 2017, four FP&L street lights were reported for service. They are located at:

- 1712 Cypress Row Drive.
- Southwest corner of Breakers West Blvd. / Flagler Parkway intersection.
- Two street lights along Mayacoo Lakes Blvd. bordering Belvedere Rd.

### **MARCH SALES & RENTAL APPLICATIONS**

Active Listings: (43)

Sales Applications: (5) Total: (2) in The Colony, (2) in The Estates, and (1) in Breakers Pointe

Closings: (6) Total: (3) in The Colony, and (1) in Flagler Manor, (1) in The Estates, and (1) in Gulfstream Cottages (0)

Current Rentals: (19)

Rental Applications: (1) Sand Drift Villas

Respectfully Submitted by Debbie Horan, LCAM

Approved by Joe Bergmann, Breakers West Association President