



## PROPERTY MANAGER'S NEWSLETTER FOR APRIL, 2017

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### MANAGEMENT

The new barcode readers were successfully installed at both the Okeechobee and Belvedere gates. Security was able to transition over five hundred Transponders to barcodes in the week that was set aside for BWA Residents to get their barcodes. The two free barcodes for the Residents will continue thru December 31, 2017 to accommodate the seasonal Residents. Homeowners and Club Members may purchase additional barcodes at the Okeechobee gate for a cost of \$10.00 each. Mayacoo members should go to the Belvedere gate for the barcodes instead of the Okeechobee gate. A vendor that has the proper identification and proof of work within the community may purchase a barcode for \$25.00 at the Okeechobee gate. Please note that vendors include caretakers, housekeepers and other service personnel employed by homeowners. Their barcodes will be active Monday thru Saturday from 8:00 am – 6:00 pm. If they should need to enter the community outside of the vendor hours they will need to use the guest lane. Any vendor or Resident with an active Transponder can continue to use them for the time being. When the old Transponder equipment at either gate breaks down, BWA will not be paying to have them repaired because, the system is old and difficult to find the replacement parts, and therefore has become too costly to continue to repair.

At the April 11, 2017 BWA Board Meeting a motion was passed to change BWA Documents to allow BWA to collect a Capital Contribution equivalent to two quarterly assessments at the time of purchase. The motion required a majority approval from the BWA Board and from each Sub-Association to change the BWA documents. The twenty- first Amendment will be filed with the State, and when it has been recorded, a copy will be sent to all Breakers West Association Homeowners. If a Sub-Association would like to also collect a Capital Contribution from a new homeowner, that Sub-Association would need to verify it is allowed in their documents, or change their documents.

Also, passed at the April 11, 2017 BWA Board Meeting was a motion to be able to hire an architect for the purpose of providing a plan for a new Gate house. The plan will be used to get an idea of the cost to replace the existing gatehouse, versus trying to repair the current gatehouse. Prior to working with an architect, the Committee will visit other communities' gatehouses to see which layouts have the most efficient use of space. The information will be provided to the BWA Board at the next meeting in the fall.

The office has obtained bids for replacement of the BWA Ficus hedge along Belvedere Road. Zimmerman Tree Service will begin removing the existing Ficus hedge mid- May, and then Annco will plant 5' Calusia along the inside of the fence. The Board passed the motion requiring only Calusia as the approved landscape material for planting along the BWA perimeter fence.

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## COMMITTEE UPDATES

### Hearing Committee:

The Committee reviewed thirty- six (36) violations issued in March of 2017.

Notices of violations were issued as follows:

- Trash Cans/ Recycle Containers Left at Curbside: Sixteen (16) violations were issued, and (4) four resulted in fines.
- Garbage Containers Out Prior to Morning of Pick Up: Four (4) violations were issued, and none resulted in a fine.
- Exceeded Posted Speed Limit: Six (6) violations were issued, and one resulted in a fine.
- Improper Parking: Seven (7) violations were issued, and (2) resulted in fines.
- Failure to Stop at a Stop Sign: Two (2) violations were issued, and they did not result in a fine.
- Fishing in the Lake: One (1) violation was issued and it resulted in a fine.

### Environmental Control Board Violations:

The ECB Committee had two meetings in April. They reviewed ten (10) applications and seven (7) requests for refunds of ECB deposits.

Applications included:

- |                     |                      |
|---------------------|----------------------|
| (2) Exterior Paint  | (3) Landscape        |
| (1) Screen/ Fence   | (1) Hardscape        |
| (1) Irrigation Well | (1) New Construction |
| (1) Pool            |                      |

The April 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, 7, 9,10, 13, 15, 17, and 19, treated for algae

Lake # 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, and 14, treated for grasses and emergent

Lakes #2, 3,4,5,6, 7, 8, 9, 10, 11, 13, 14, 15, 17, and 19 treated for submerged aquatics

Lakes # 7, 9, 10, and treated for floating plants

Lake #5,15,17 and 19 manual removal of shoreline grasses and emergent

Lakes # 2, 3,4,5,6, 7, 8,9,10, 11, 12, 13, 14, 15, 17 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	

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## **LIGHT POLE REPORT**

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

- 1487 Breakers West Blvd.
- Common ground, just north of entrance gates on Enclave Circle.

## **APRIL SALES & RENTAL APPLICATIONS**

Active Listings: (40)

Sales Applications: One in The Colony

Closings: (4) Total: (1) in The Colony, and (1) in Breakers Pointe, (1) in The Estates, and (1) in Cypress Isles Estates

Current Rentals: (20)

Rental Applications: (3) Total: The Colony (2), Sand Drift Villas (1)

Respectfully Submitted by Debbie Horan, LCAM

Approved by Joe Bergmann, Breakers West Association President