



**BREAKERS WEST ASSOCIATION, INC. (BWA)**  
Breakerswest@langmanagement.com

## **PROPERTY MANAGER'S REPORT**

**TO:** BWA Board of Directors  
Marita Butzbach, VP of Association Mgmt. Services

**FROM:** Debbie Horan

**CC:** William K. Isaacson, Lang Management  
Kevin M. Carroll, President and CEO of Lang Management

**DATE:** June 6, 2017

**RE:** Breakers West Association, Inc.  
Manager's Report for the month of May.

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### **MANAGEMENT**

Breakers West Association sent all residents a copy of the recently recorded Twenty-first Amendment regarding Capital Contributions. All Estoppels issued after May 31, 2017 should include the equivalent to two BWA quarterly assessments, made payable to Breakers West Association. In addition to all the residents being notified, the Sub-Association Presidents and the corresponding Property Management companies, were sent an email with the same information. Since BWA doesn't receive a copy of the Estoppels, each Sub-Association should verify that their management company is aware of the changes to the Estoppel.

The office received a couple of inquiries about a mailing from, My Nextdoor, a social media web based form of communication. The mailing from My Nextdoor wasn't generated from Breakers West Association. The website requires a resident to register and accept the terms for the site. The group that is formed is based on a geographical area and isn't concentrated just within Breakers West. The site is marketed for the purpose of sharing information such as referrals, and comments on a variety of issues. Recently information regarding car break-ins was shared on the site and initially, a few homeowners thought the break-ins occurred in Breakers West because they didn't realize that the group included other communities, such as Bay Winds and Andros Isles. So, when sharing sensitive information on the site, it is important to remember it isn't just Breakers West Residents that have access to the comments.

The planting of the new Calusia hedge along Belvedere Road. will be completed in June. The newly planted Calusia is almost the height of the chain link fence. After the summer months, the fence should be completely covered. The irrigation was inspected and repaired as needed as well as adding an additional irrigation line to make sure the Calusia will receive the proper amount of water.

Hurricane season is from June thru November. The Hurricane information has been updated on our website, [Breakerswesthoa.com](http://Breakerswesthoa.com) under the Newsletter tab. The office has received several inquiries on the guidelines or rules for installing hurricane protection on windows and doors during hurricane season while the homeowner is away. ECB agreed that the hurricane protection could be left on all openings for the season provided that the panels are in a complementary color to the exterior of the home. Unfinished metal cannot be installed and left on thru the hurricane season. The reason that ECB feels that homeowners need to have the option to leave the hurricane protection on their homes, is due to the potential liability if a hurricane were to do damage, and the homeowner was unable to have the shutters installed. As a result of not having the shutters installed during a hurricane, the insurance company may not pay on a claim.

Breakers West is continuing to inspect about thirty mailboxes at a time to see if any repairs to the wood structure, metal box, or the number plate need to be addressed. We are limiting the inspection and potential repairs to thirty at a time since many of the homeowners choose to have the work done thru BWA. Since our maintenance person, Yves, is able to get many of the wood structures painted all at once, we are able to give a discount of \$20.00 to paint the structure provided that the form and check is sent to the office within the time frame on the notice. Several homeowners have commented that they "just painted" their structure a couple of years ago. That may be true but, the structure is wood and the environmental elements, especially the sun, requires the structure to be painted more frequently.

## **COMMITTEE UPDATES**

### **Finance**

The April Financials are attached for your review.

### **Hearing Committee**

The Committee reviewed thirty- eight (38) violations that were issued in April of 2017.

Notices of violations were issued as follows:

- Trash Cans/ Recycle Containers Left at Curbside: Twenty-five (25) violations were issued, and (5) five resulted in fines.
- Exceeded Posted Speed Limit: Four (4) violations were issued, and one resulted in a fine.
- Improper Parking: Seven (7) violations were issued, and one (1) resulted in a fine.
- Yard Debris Out Prior to Morning of Pick-up: Two (2) violations were issued, and they did not result in a fine.

### **Grounds Committee**

Projects that are scheduled for the month of June:

- Summer annuals will be planted at both entrances
- Asphalt repairs at both entrances
- The Breakers West feature walls at the Okeechobee entrance will be painted
- Damaged Information signs will be replaced
- Installation of irrigation and new sod will replace the section of weeds located at the intersection of Breakers West Blvd and Mayacoo Lakes Blvd. by the three-way stop.

### **Environmental Control Board Violations**

The ECB Committee had two meetings in May. They reviewed sixteen (16) applications, and nine (9) requests for refunds of ECB deposits.

Applications included:

- |                    |                                |
|--------------------|--------------------------------|
| (6) Exterior Paint | (1) New Construction/ Addition |
| (3) Hardscape      | (2) Roof                       |
| (2) Generator      | (2) Hurricane Protection       |

*(Continued)*

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 #1, 7, 9,10, 11, 13, 15, and 16 treated for algae

Lake #1,15, and 16 treated for grasses and emergent

Lakes #16 treated for submerged aquatics

Lakes # 7, 9, 10, 11, 15, and 16 treated for floating plants

Lake #1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11,12, 13, 14, and 18 treated for shoreline grasses and emergent

Lakes #1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11,12, 13, 14, 15, 16, and 18 herbicide treatments

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 May 2017, two FP&L street lights were reported for service. They are located at:

- 1487 Breakers West Blvd. has been repaired.
- Common ground, just north of entrance gates on Enclave Circle, reported last month and still waiting to be repaired.
- 1265 Breakers West Blvd. has not been repaired.

**MAY SALES & RENTAL APPLICATIONS**

Active Listings: (39)

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