



**BREAKERS WEST ASSOCIATION, INC. (BWA)**  
[www.breakerswesthoa.com](http://www.breakerswesthoa.com)

## **PROPERTY MANAGER'S NEWSLETTER FOR JUNE**

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### **MANAGEMENT**

The Breakers West bulk contract with Comcast will expire the end of 2018. The Committee has begun discussions with Comcast and they are in the process of discussing the options. BWA will continue to explore the options of continuing the current bulk contract with basic cable stations and (2) devices, or bundle services such as the Double Play that includes upgraded Xfinity equipment and internet. Since this is a long-term contract for a minimum of 5 years, the Committee is only researching the options to create a report that will include a recommendation to the BWA Board. Due to the size of the Comcast contract it requires Board approval.

With Hurricane season upon us, BWA has hired Zimmerman Tree Service to trim the hardwoods and also the palm trees. The hardwoods are trimmed to allow air to move thru the trees and also to shape them. The most a hardwood should be trimmed is 10% of the canopy per year. Palm trees are trimmed to remove dead growth, seedpods, and any fronds that may be in the way of pedestrians and vehicles. The Royal Palms are considered, "self-cleaning" palms in that the fronds that have died will drop. Unfortunately, the fronds are heavy and when they drop can cause damage to property such as cars, or personal injury if they are along sidewalks. As a good neighbor, homeowners should also have their Royals trimmed, as well as having the coconuts removed from the trees.

### **COMMITTEE UPDATES**

#### **Finance**

The 2016 End of the Year Audit is available to review in the office by request.

#### **Hearing Committee**

The Committee reviewed forty- one (41) violations issued in May of 2017.

Notices of violations were issued as follows:

- Trash Cans/ Recycle Containers Left at Curbside: Fifteen (15) violations were issued, and (3) three resulted in fines.
- Exceeded Posted Speed Limit: Nine (9) violations were issued, and one resulted in a fine.
- Improper Parking: Thirteen (13) violations were issued, and four (4) resulted in fines.
- Garbage Out Prior to Morning of Pick-up: Two (2) violations were issued but they did not result in a fine.
- Yard Debris Out Prior to Morning of Pick-up: One violation was issued and it did not result in a fine.
- Nuisance Alarm: One violation was issued which did not result in a fine.

#### **Grounds Committee**

Projects that are scheduled for the month of July:

- The Breakers West feature walls at the Okeechobee entrance will be painted
- 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 June. They reviewed ten (10) applications, and five (5) requests for refunds of ECB deposits.

Applications included:

- |                      |                                |
|----------------------|--------------------------------|
| (1) Exterior Paint   | (1) New Construction/ Addition |
| (2) Roof             | (1) Irrigation-Drainage        |
| (1) Generator        | (1) Hurricane Protection       |
| (1) Screen Enclosure | (1) Irrigation Well            |
| (1) Propane Tank     |                                |

The June 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 # 7, 10, 11, 13, 15, and 16 treated for algae
- Lakes #1 treated for submerged aquatics
- Lakes # 7,10, and 11 treated for floating plants
- Lakes #7, 10, 11,12, 13, 14, 15, and 16, 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 June 2017, eight FP&L street lights were reported for service. They are located at:

- Enclave Circle common grounds, north of entrance.
- - 1124 Seagull Park North
- - 1242 Breakers West Blvd.
- - 1138 Breakers West Blvd.
- - 1266 Breakers West Blvd.
- - 9089 Baybury Lane
- - 1744 Breakers West Blvd.
- - 1160 Breakers West Blvd.

**JUNE SALES & RENTAL APPLICATIONS**

Active Listings: (35)

Sales Applications: Total of (3) three in Flagler Estates, Fairway Villas and Sand Drift Villas

Closings: (4) Total: (1) in The Colony, and (1) in Flagler Estates, (1) in The Estates, and (1) in Sand Drift Villas

Current Rentals: (20)

Rental Applications: (1) Total: The Colony

Respectfully Submitted by Debbie Horan, LCAM

Approved by Joe Bergmann, Breakers West Association President