

Budget Questions and Concerns

October, 2019

- Rotted baseboards in gym: This is added to our projects list.
- Add rowing machine in the gym: This project is being researched and is pending action.
- Fence: This project is in progress; the debris and old fence have been removed. The fence post holes are being measured in preparation of complete fence restoration which started on October 30, 2019.
- Gym cleanliness: The mirrors are cleaned daily from Monday through Friday and are completely clean one time per day, usually mid to late morning.
 - Gym windows: One of the problems identified was that while the windows are cleaned that the old dated film (window shading) is in need of replacement. This project has been added to the project list.
- Pool: Repairs: Work is scheduled the week of November 4th and proceed until finished. Repairs include, pool markers, pool ladder, update drains to be compliant with ADA (American Disabilities Act) and resurface the pool surface.
- Golf cart use: It was reported our golf cart was seen at the shopping center on 152 Street. This golf cart is authorized to drive to the gas station on 152 Street to gas up. A directive has been issued not to stop at any other unauthorized location.
- Pesticide applications: Several residents reported that the pesticide applications were not being made. There are logs maintained for all vendors from when the vendor is on site. There are records of the vendor being on site and certifications that the application is applied.
 - During the research it was found that the vendor has not consistently placed 5" notices on the date of application. The vendor will be contacted and informed to place a notice on each property and common area as part of the process.
 - The vendor's name has changed and is Power X. They are usually on site 3 days for each application. They are on site often.
 - The vendor logs can be viewed at the Management Office any work day during business hours.

- Several residents complained that not all of the common areas are being mowed. The Management Team will meet with the vendor and the vendor to make sure the common areas behind 133rd Terrace and 124th Avenue are mowed consistently.
- The minutes are not posted on the website. This was a training issue by the person making the complaint and it was demonstrated that the minutes were posted on the web site.
 - The Board agreed to change its procedures. Previously the minutes were approved at the next meeting, at least a month later. The Board has agreed to prepare, review and approve the minutes via email to provide faster response times. The minutes will then be posted.
- The pool furniture is old and had never been replaced. The invoices were reviewed and the pool furniture was replaced in 2015. The invoice is available for viewing at the Management Office during normal business hours. Two members inspected the furniture and it is in good shape. It will be reviewed again during the budget process. It is scheduled to be replaced again during 2020 or 2021 depending upon its condition at that time.
- A request was made for the addition of a speed bump. The placement of existing and new speed bumps will be researched and a report made. This will be brought up as part of traffic control concerns at the next board meeting, probably in January.
- A statement was made that the Florida Highway Patrol does not issue tickets when on site. A review of the records shows there have been 54 citations between January and June, 2019. The records are available in the Management Office for your review during normal business hours.
- The bathroom faucets are on the project list and are being replaced with energy efficient models.
- The clubhouse lighting was discussed and the point made that maybe it should be replaced. This will be considered at some point in the future when we next work on the clubhouse renovations as part of the budgetary capital projects.