

## BOARD OF DIRECTORS' REPORT

### Bits & Pieces from the September Board Meeting



1. Six Robellini palm trees are being treated with magnesium for frizzle top.
2. The Treasurer reports that the community continues to operate in the black. 9 homes are in collections.
3. The Board moved to place \$120,000 from the reserve fund into a 2 ½ year CD at a rate of 2%.
4. The Board voted to award a contract in the amount of \$1070 for holiday lighting to CDI Enterprises. Electrical outlets are being installed outside the north and south side of the entrance.
5. Budget preparations are in the ready with budget meetings scheduled for October 12th and 13th in the Clubhouse at 7:00 p.m.
6. Holes dug by animals, such as armadillos living within the preserve or the community, are to be filled by the homeowner if the hole is on their property. It is not the responsibility of the Association to fill them.
7. The irrigation system's timer was struck by lightning and replaced. A second timer may be available at no charge to be used in case an emergency repair is needed in the future.
8. The playground committee presented its proposal to the Board for a new playground and surface area. Total cost of the project will exceed \$18,000.
9. Two homes received ACC approvals; one to replace windows with hurricane proof glass; the other to replace current shrubs with ACC-approved plantings.
10. A complaint has been sent to SWFMD regarding the debris left behind on our streets

after trash and recyclables' pick-up.

11. A walk-through will be scheduled in the late fall to inspect Units for ACC violations. Walk-throughs will occur yearly but will be done twice this year to set the Association on a schedule when most of the owners are on site.
12. A complaint has been made to Seacrest about the delay in removing the dying ligustrum at the entrance to the community. A request to remove it was made over one month ago.
13. Seacrest has reassigned our landscape manager, Andrea Hanlon. Our new landscape supervisor is Mark Forsythe
14. The Board has requested copies of new or renewal leases for two homes in the community as required by the Covenants.
15. A copy of the modified sales' application reflecting the required capital contribution from new owners has been published on the website.
16. Seacrest will replace at no charge the newly planted but dying Eugenia plants located around the pool fence.
17. The exit gates have been repaired. The damage was caused by a vehicle or truck hitting the gate as it attempted to exit. The Board asks that residents use caution and be patient as the gates open and close. Some residents are attempting to piggyback into the community behind another vehicle instead of using the call box or their remote device to open the gate for themselves.
18. Pool pavers were leveled and repaired. The clubhouse bathrooms have new vents and the doors have been painted.
19. The water fountain pump for the tennis courts has been replaced.
20. The maintenance man has shampooed the clubhouse carpet and painted the room.
21. Seacrest has been awarded the mulching contract in the sum of \$19,710.
22. The tennis courts are to be repaired and resurfaced within the next two weeks. New tennis nets have been purchased. (See article)

23. A contract has been signed with Martin Fence to repair the damage to the perimeter fence along the eastern section.

24. The Board has suggested that the tennis court windscreens not be reinstalled after the hurricane season.

## Playground Committee Presents New Playground Proposal



Resident Hal Venoff presented the Playground Committee's proposal for the purchase and installa-

tion of a new playground to the Board of Directors at its September meeting.

The Board voted to remove the old playground earlier this year due to its poor condition as well as because of the unsightliness of the surface sand. Residents approached the Board at its next meeting with a request to purchase and install a new playground. The Board appointed Hal Venoff as chairman to select and lead a committee to obtain the necessary information needed by the Board's at its September meeting. In addition, the Board placed a requirement that the committee also poll the community to determine their willingness to pay for a new playground.

The new playground will, if approved, cost over \$18,000. This includes a commercial grade "Steeple Chase" plastic playground that contains a wave slide, tree climber, bedrock climber, curved slide, and other children's playthings. The material is mold and color-fade resistant. It meets the American Society for Testing Materials and the Consumer Product Safety Commission's safety standards for public playground equipment. In addition, the colors of the equipment can be customized to our choosing and can be matched to our community's colors of green and beige.

Additional information, including a graphic of the playground, can be found at [www.byoplayground.com](http://www.byoplayground.com).

Included in the price would be the cost to remove the current sand as upgrade the surface with the installation of 5 inches of rubber mulch.

The Board directed that the committee needed to obtain two additional bids as required by Florida law for any HOA project in excess of \$10,000.

The committee intends to survey the community with a petition shortly. Residents are asked to sign the petition as to whether they wish to pay for a new playground or not. While the Board is the final authority to legally approve or reject budget items, it wishes to have the community's input before making any decision regarding such a big-ticket item.

The Board wishes to thank the committee members, Hal Venoff and Denise Polidori, for preparing the proposal for the Board's consideration.

## Tennis Courts to Be Refurbished



A major project to refurbish and repair our tennis courts is underway. Over the past year it was observed that the court surface was seriously water damaged in a few places. In addition, DiVosta did the original

installation of the poles for the tennis nets incorrectly. As a result, as the last few years have passed, minor problems became bigger ones. Three companies were contacted to survey the courts and to offer a proposal to the Board. A comparison matrix was created and a company was chosen.

Firstly, the courts will be pressure washed. Next, depressions will be patched and existing cracks filled. Any holes will be filled with the appropriate materials. Ridges will be ground. A root that has grown through the surface will be removed and the area re-patched. An acrylic resurface will be applied and three coats of acrylic paint will be applied.

Next the net posts will sanded and painted. New nets have been purchased and will be installed. Finally new playing lines will be painted as well as the white lines around the cabana.

The Board awarded the contract to Lancelot Industries, a company located in Port St. Lucie, at a cost of \$6600. With the imposition of cost saving practices this project will not incur any additional increase to the community either in regular assessments or through a special assessment.

We regret the inconvenience of the courts having to be closed during the next few weeks while this project is completed. However, the resulting product will make the tennis experience a more enjoyable one.