

Manager's Report – Plantation Oaks HOA
Monday, June 26, 2017

Pavers were repaired in the pool deck area

LED lights at the mail boxes were installed

Men's & Ladies rest rooms were painted

New toilet paper dispensers were installed in the Men's & Ladies rest room

Plumbing repair in the men's room

The chair rail in the club house was painted

Replaced a tire on electric golf cart; another tire is flat on the same cart

Bids and proposals were obtained for:

1. Storm drain repairs
2. Pest Control for Turf (all homes & common areas) and Pest Control for shrubs (common area)
3. Landscaping of Common Areas
4. Prices for trash bins, recycle bins, benches, and pool umbrellas
5. Clean out clubhouse gutters, install gutter guard mesh

Contacted FPL regarding issues with 16 light poles

Meeting with engineer regarding the storage parking area on Tuesday

On property numerous times regarding gate issues

Received draft of 2016 Financial Report from CPA William A. Jackson & Company

Three legal issues need to be discussed, privately.

Paradise Lawns is fighting termination. What attorney to use (Clayton & McCulloh or John Soileau or Arias Bosinger)? Need to terminate access to the property at end of day on Friday, June 30, 2017.

Due to the numerous items that were not discussed before contracting for management, CRGI needs the board and/or committees to be responsible for the following:

1. Newsletter – board responsible for the content, printing, and mailing; management asks that a ‘heads up’ be provided when mailing addresses are needed
2. Violations Committee – fines can’t be assessed without following the specific procedures outlined in the statute and HOA documents.
3. Leases – we currently have 3 leases that need to be approved; what is the process? Committee?
4. Security – gates and guards

Although not aware until afterward, CRGI will maintain the Clubhouse Reservations, Key Cards, Clickers, and Storage Facility.