

THE ISLES HOMEOWNERS ASSOCIATION, INC.  
**BOARD OF DIRECTOR'S MEETING**

7:00 P.M. TUESDAY, MAY 28, 2013  
AT THE ISLES CLUBHOUSE

**MAY MANAGEMENT REPORT**

**ACCOUNTING:**

Financial Reports – The April 2013 financial report was e-mailed to the Board and is enclosed for Board review. Also included in the package is an accounts receivable report as of 5/23/13.

Enclosed for Board review is the May status report from Deborah's Office. At this time none of the collections cases appear to require any direction.

One collection case is still with Natalie Chin – Lenn's office.

**LANDSCAPE, IRRIGATION, LAKE:**

Management continues weekly property inspections with Valleycrest and F&S Irrigation. Work orders are getting completed by both Valleycrest and F&S Irrigation in a timely fashion. The irrigation watering schedule is adjusted from time to time for many reasons, to assist Valleycrest in getting a handle on the turf weeds, accommodate new sod, plantings and or necessary maintenance work. In general the mist heads run Tues, Thurs, Sun and the rotors run Mon, Wed, and Sat.

Valleycrest has been working Fridays to stay on schedule due to the rainy weather. Once they get back on schedule and the rain slows down they will go back to Monday though Thursday.

Only Trees has been trimming the Sylvestres and Madjool palms. They are expected to be complete by weeks end pending weather.

A resident complaint (enclosed in this package) regarding the height of the Oak trees was recently received. Management discussed with Only Trees. Only Trees checked the street Oaks throughout the property and advised some of the Oak trees are lower than the 13 ½ feet dot standard. However with the exception of Victoria Falls Blvd the roads within the Isles are considered private. According to Only Tree's as long as sanitation trucks and emergency vehicles have the ability to get through on private roads they are considered o.k., unless the city or local municipality advises otherwise. The Oaks were last trimmed Jan 2013. During the trimming Only Trees drives a box truck (13 ft in height) through the property to make sure it will clear the trees. Currently the Oaks throughout the property have at least 12 ft or more of clearance. The Board to advise of any direction if necessary.

Allstate Resource Management appears to be maintaining the lakes accordingly at this time. Management met with Lake Masters 5/15 to review expectations once they begin service, June 1<sup>st</sup>. The Board previously approved Lake Masters contract to replace Allstate. The new contract is anticipated to save the association approximately \$560 per month.

**CLUBHOUSE, FITNESS CENTER, POOL & TENNIS COURT UPDATE:**

The clubhouse, fitness center and pool all appear to be in good condition. The tennis courts are in need of attention and repairs.

Treadmill Repairs – The new treadmills have been installed by Pro Fitness. The fitness center committee / volunteers set up a training session with ProFitness on My 22<sup>nd</sup> 6 pm. Management was asked if another training could be held when residents from up north return. If the Board agrees Management will arrange with the fitness center committee / volunteers and Pro Fitness.

Office Computer – The computer has been ordered and will be installed once received.

OTHER PROJECT UPDATES / STATUS REPORTS:

Clubhouse Access System – Management met with three vendors and received bids to replace the current swipe card entry system with fobs. The estimates range from \$12,640 - \$13,500 which includes the pool gates. Almost ½ the expense is the purchase of the fobs. Sixberry Locksmith is who the association currently uses for the clubhouse access system and keys. Management has spoken to Sixberry and they have advised they are willing to complete all the data entry during set up. The software is similar to the current but a more upgraded version.

Street Signs – Management is working with 3 companies for estimates (Conceptual Design, Floridian Signs and Baron Signs). Proposals are being reviewed and several revisions have been necessary. Along with the revisions management drove the property to verify the sign counts. The original cost to replace all the signs was over \$65,000. If only the street signs are replaced with new posts and the stop signs are transferred from the old post to the new the cost should be about half. The Board to advise management of how they would like the street signs to attach to the post. Samples will be provided and discussed at the meeting.

Comcast – The contract is in the final process of being reviewed with the association attorney and the appropriate party. The new agreement should be retro active to the original contract date. The Board will be advised once final copy is received.

Tennis Court Resurfacing / Parking Lot Sealcoating – When addressing the road repairs below, discussion was held with the vendor, M&M Asphalt regarding the parking lot and tennis court condition. It was recommended the tennis courts be dealt with prior to the parking lot as they are in need of repair. It's recommended the issues on the tennis court are addressed now to prevent possible injury to a player and less work is required then if they are postponed. Management is going through the past bids for repair and resurfacing and comparing with the new bid from M&M Asphalt. All info will be forward to the Board for review once complete.

Road Repairs – Road repairs within the community are scheduled for May 28<sup>th</sup> – 30<sup>th</sup>. Owners affected were notified and a notice was place in the bulletin boards and posted on the Isles website.

House Paint Colors – There have been a couple issues with the house paint colors not matching. It appears some of the homes may be a shade different in color. Management is working with Rooney Painting to get paint suppliers to match the existing colors.

NEW BUSINESS / CORRESPONDENCE:

Owner Correspondence –

1. Enclosed for Board review is correspondence from an owner regarding a recent trip and fall. The association's insurance agent and proper parties were notified of the incident.
2. Enclosed for Board review is correspondence from an owner regarding a dog attack incident. Management has contacted Animal Control and requested a copy of the report filed by the owner. If received prior to the Board meeting Management will provide a copy. The incident occurred approximately 1-2 days prior to the last BOD Meeting.
3. Enclosed for Board review is correspondence from an owner requesting additional street lights.
4. Enclosed for Board review is correspondence from an owner regarding sidewalk damage by the landscapers along with Managements response and photos. Board to advise if any further direction is necessary.

Seacoast Generator Test – Seacoast is performing a pre-hurricane emergency generator test which will begin 5/28 at 9 a.m. and runs until 5/29 at 9 a.m.

NEXT MEETING: The next scheduled Board Meeting is set for June 25, 2013 in the clubhouse at 7 p.m.