

MEMORANDUM

TO: Board of Governors
FROM: LOU BRAWER, PROPERTY MANAGER
DATE: February 9, 2006
RE: Property Manager's Report

As we begin the election process I always take a moment to look back and see where we have come from during the past two years. This time is the true indicator of the job that was done during the past two years. The Board's and my performance is a direct relationship on the number of candidates that have volunteered to run for the Board. If we did not do our jobs well then residents would be coming forward to demand change. This does not seem to be the case this year since only one person has come forward to run for the Board.

I also gauge our success by the conversations, or lack there of, I have with residents. I am pleased to report that I am still receiving comments and praise for the job that was done following Hurricane Wilma.

Management – The close out of 2005 is just about completed and our sights are now set on 2006. It looks to be another busy year ahead.

We have not received word on our final insurance settlement. We do know that our adjuster has sent our claim up to the company's main office and it is being reviewed by the under writer. It is hoped that we will have a final settlement amount soon.

Inspections— It was hoped to have again started property inspections by this time however due to the time necessary to get the Tennis Center back up and running this was not possible. I will again try to get these inspections done within the next two weeks. The emphases of the first inspection will be to point out landscaping problems. We will also try to get an idea of which houses are still in need of roof replacement or repairs and which roofs can be cleaned.

Judging by the number of architectural applications received it seems like residents are moving forward on the repairs to their property.

Landscaping – Potter Lawn and Landscaping continues their efforts to bring our community back to its pre Wilma condition. The center medians are this week being prepared for the new sod. Trees stumps are still being removed and holes filled. The installation of the new sod will start next Monday. This will be followed by work on cul-de-sacs and finally the outside perimeter.

As is normal this time of year many problems were discovered in our irrigation system. The maintenance staff has been busy making repairs and making sure everything continues to look green.

The storm also took a toll on the curbs around the cul-de-sacs. The concrete was damaged by all the heavy equipment that was needed to remove the debris and by people needing to drive up on curbs to avoid debris. All of the repairs that were authorized at the last Board meeting have been completed. In addition two areas were in immediate need of asphalt repairs. These areas were Classic & Sea Pines and at the entrance to The Hamptons. These repairs were also completed.

Since it was necessary to remove hanging branches from trees we have gone ahead and started our bi-annual tree trimming projects. To date Twin Tree has completed:

Eagle Point	Georgetown
The Greens	Hampton's
Highland Place	The Estates

Twin Tree is currently working on the all areas along Eagle Trace Blvd. (East, West, and North). Next week the project will start its final phases with work scheduled for the interior of the wall along Lakeview Drive. The following week the trees along the outside perimeter will be trimmed. This will complete the project. I will then review the entire community with Twin Tree to make sure all trees were trimmed.

Street Sign Replacement – The production of the new signs has begun and it is still hoped that the new signs will be ready for installation within eight weeks. At the time of installation all signs will be touched up, cleaned, and made straight.

Mailbox World is also working on a new closing system for the mailboxes that will be a lot cheaper than the replacing of the hinges that are currently necessary. A test is being performed on one or two boxes and if it works we will move forward on the repairs.

Pick-up trucks and Parking Violations— All parking rules are back in full force. Cars that are parked in the street after midnight and pick up trucks that are parked in driveways after midnight are having violation stickers placed on them and letters are being sent. There is only one house that is continually violating the rules. One final letter was sent to this resident and if things do not get better the matter will be turned over to the attorney.

Tennis Center— The first four of the renovated courts opened to residents this past weekend. The three additional courts should be ready for play by early next week. Several residents have come out to play and Gabriel is back giving lessons and running a Junior Program. Conversations have been held with both Gabriel and Carlos concerning their use of the courts. Further discussions will be held once Carlos returns from Bolivia. Once it is determined what the pros are looking for the Board will be able to draw up some type of lease agreement for the courts. The first priority will be the availability of play for ALL Eagle Trace residents.

So far there have only been some minor administrative bumps in the road and it is hoped that problems will remain few.

Our web site designer has started to develop a program that will allow for on line court reservations. It is again hoped that this will be up and running very soon.

Mark Mills has ordered some security cameras for us to try at the Tennis Center. It is hoped that these will arrive in the next few weeks and will be installed immediately. We will not be obligated to purchase these or any cameras until we are fully satisfied that they can do the job we are looking for.

***Community Security* – During January one resident reported that their car (with keys in it) was stolen. The police caught to teens and got the car back. It was discovered that these teens did not live in eagle Trace and rode bicycles through the North Gate exit side. The guards were instructed to keep a better eye on the entire gate area. Coral Springs Police have also increased patrols.**

***The Eagle Tracer* – The third issue of the year has been put on hold till further notice. I would like to see an issue go out next month. The issue will deal with suggestions for fixing up your house, plans for the Tennis Center, the upcoming election, the installation of the security cameras, and possibly the new building. We will also stress the importance of communications and how it played a role during the storm.**

***Board Election* – The following is the schedule for our upcoming election:**

February 9, 2006 – Meet the Candidates Night

February 27, 2006 – Election materials mailed

Annual Meeting and Election – Date to be determined this evening due to conflicts.

In closing I would like to wish all the candidates good luck. I look forward to working with all of you again during the next two years.

Should you have any questions about these or other issues I will be more than happy to address them.

Sincerely,

**Louis Brawer
Property Manager**