

MEMORANDUM

TO: Board of Governors
FROM: Lou Brawer, Association Manager
DATE: February 20, 2007
RE: Manager's Report

February has allowed the staff to move forward on many projects. The following projects have been started or completed during the past thirty days:

- Speed Hump installed along Eagle Trace Blvd. West
- Large Florida Holly removed along Eagle Trace Blvd. East
- New vehicles brought on line
- Camera installed in Toyota Matrix and testing has begun
- Basketball courts started
- Playground started

In addition we continue to work on irrigation repairs, pressure cleaning, and day to day maintenance so that the community continues to look its very best.

Operations – We have completed the close out of 2006 and all the necessary files and reports have been sent to the auditor. Within the next two weeks our 2006 audit and tax returns will be completed. This is well ahead of schedule and will result in our tax returns being filed without the need for extensions.

Carol continues to take on more responsibilities within the office and with each day is becoming more comfortable in her roll and with her duties. I have been able to turn more of the day to day operations over to her allowing me to spend more time working in the field and planning for future projects.

Now that Carol has learned many of the functions of the office she has been able to apply some of her skills to develop tracking so that details do not fall through the cracks and all of our projects run smoothly.

Inspections— Monthly inspections for February are scheduled for the end of this week. Violation letters will be mailed out by the beginning of next week. There has been good response to our last set of letters. Unfortunately there are several homeowners that will have their violations turned over the attorney for a more forceful final warning within the next fifteen days. There are also many homeowners that are still waiting on insurance settlements.

Landscaping – In early January Potter had to treat the entire community for a fungus. This was caused by the unusual weather that we have been having this winter. I am pleased to report that the treatments have worked and all our plants and flowers have come back to life.

The annuals are set to be changed out again toward the end of March. I am not sure yet what type of flowers we will use but once I have some ideas I will let everyone know.

The berm that was planted in December is doing very well. We are now working with the management of TPC on cleaning up the lot next to the maintenance building as well as their side of the berm. This is all a result of the violations issued by Coral Springs' Code Enforcement. Other areas that need corrective measures include the canal bank that runs along side of their maintenance building and the palms along Eagle Trace Blvd. West in front of the Honda Building. The city has given TPC and Eagle Trace till the end of February to complete this work. The portion of the work that was our responsibility has been completed.

I have been working with Nina Potter on the Master Plan and have tabulated the surveys that were sent out to Board members and residents that have offered to volunteer. Tonight we will present the results and give some opinions on what the next steps should be.

I have also asked Carol Eskew from Goldman and Juda to present some financing options. This will help in the planning and timing of this project.

Pick-up trucks and Parking Violations— Parking rules for both on street parking and pick up trucks are in full force. Violation letters are being sent out daily and currently all but two residents are respecting the community's policies. These two residents have been given Final Warnings and will have their gate openers turned off next week if they don't comply. Since these Final Warning Letters have been sent out both residents have started to comply. The attorney will also be asked to send out letters if they start violating again.

Tennis/Recreation Facility— Operations are running very smoothly and I am happy to report that there have been no problems reported to me by residents. The on line reservation system is working and each morning the reservations for that day are posted.

Mr. Mattezzi continues to use courts for lessons and a large Junior Program. He continues to pay his rent on time and is following the rules as set forth in his agreement.

A group of ladies held a Round Robin on February 2nd. The event attracted 12 players and seemed to be a successful event. It is hoped that residents will help plan other events of this type.

On Friday, February 23, 2007 five of our courts will be used by Coral Spring Christian School for a fund raiser. The event will be held in the morning and is being hosted by several Eagle Trace residents. The school has signed off on a Hold Harmless Agreement and has provided us with proof of liability insurance. Eagle Trace will have nothing else to do with the operation of this event.

The construction of the basketball courts continues to move along on schedule. The asphalt was put down last Friday and now the courts need to sit for two weeks before the painted surface can be applied. During this two week period the backboards will be installed and all the fence work will be completed.

This past weekend the playground equipment started to be installed. The remainder of the tables and garbage cans is scheduled to be installed in two weeks. This will include three tables and metal umbrellas for the pad where the gazebo used to be located.

Both these projects will be completed by the end of March.

Community Security- In previous reports I talked about some service issues with Wackenhut. I am pleased to report that they have been working very hard to fix these problems. The cameras have also helped in the training of our officers and the resolution of conflicts with residents and visitors.

Two weeks ago our President, Marty Friedman, spoke before the City Council concerning problems within the community with police enforcement. Following this meeting I was paid a visit by one of the shift supervisors for our area and we are now working together on resolving some of the problems. The gate officers are tracking when Coral Springs Police entire the community. These reports will be forwarded to the Police Department weekly.

The city is also working on getting the community use of the speed cart so that residents can see how fast they are really going. They are also working on getting more officers in the community patrolling especially during times when children are out waiting for school buses.

We can only hope that the city will now follow through on their promises.

The speed hump at Eagle Trace Blvd. West and NW 18th Court has been installed and the residents around that area are very pleased. We now need to look at other areas for additional humps.

The permanent signs for the hump should be installed next week.

The Eagle Tracer – I hope to publish the next issue of the Eagle Tracer in March. The issue was postponed waiting on the completion of the recreation facilities and a more definite Master Plan. These will be the two major stories for this issue.

Other smaller stories will deal with reminding residents of different rules and regulations. We might reprint the “Did You Know” flyer that was created several years ago.

Web Site – Dr. Ackerman has been busy changing the looks of our web site. I think everyone will be pleased with the new look and will find the site easier to navigate. Dr. Ackerman does this for the Association at no charge and we all appreciate the time and effort that he puts in on behalf of his neighbors.

Community Party – I would like to start planning another community block party for early April. The focus of this party will be the dedication of the recreation facilities. One idea that is being worked on is a basketball game between the police and fire departments. Details will be announced shortly.

Residents have stepped forward to work on the Social Committee. They will be contacted for help with the planning and implementing of this party.

In closing I am looking at 2007 to be a very productive year and I am looking forward to working with the Board on community enhancement projects especially the Master Landscaping Plan..

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

Sincerely,

Louis Brawer
Association Manager