

MEMORANDUM

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

The time since our last meeting has been a very quiet but productive time for the staff of Eagle Trace. Projects continue to be worked on and completed as we prepare for summer and yes, another hurricane season.

Operations – Normal office operations continue on a daily basis.

Inspections— Monthly inspections for February were completed and resulted in many residents taking care of problems that were reported to them in past months. The following are the results of this month's inspections:

1 st Notices	23
2 nd Notices	38
Final Notices	31

With the added help in the office I have also been able to keep a better handle on other violation matter such as making sure all new roofs and paint jobs have the proper application on file and that the ARC Committee has approved their work. Letters are now being sent out as soon as non permitted work is discovered.

Landscaping – The community continues to look very green and lush even with the shortage of rain. Potter's crews along with our maintenance staff have been working hard to make sure our irrigation system continues to work well.

The winter annuals are now being removed and Potter will start planting our spring flowers around the 1st of April.

The staff has been very busy picking up leaves that are now dropping. This should last for a few more weeks.

Potter has also been busy working on plans for the Master Landscaping Plan and has contacted several architects. We should be ready to start meeting with them in the next several weeks and hopefully have some design ideas in place by this summer. If all goes well I am hoping that construction on the first phase of the project can begin in early fall.

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. Recently two residents have had their gate openers turned off for violating the pick up truck rules. One has complied and the other has been turned over to the attorney. After some heated discussions this resident has promised to comply and his openers have been turned back on. The evening patrol is monitoring these two residents closely during their rounds.

Three Final Warning Letters have been sent to residents that park repeatedly on the street after midnight. They have been warned that if this continues their Gate Openers will also be turned off for thirty days.

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.

Our one Broward League team is doing very well and has asked to move up to a higher division next fall. This will involved more matches here at Eagle Trace. These were never a problem this year and I do not anticipate any problems next season.

On Friday, February 23, 2007 five of our courts were used by Coral Spring Christian School for a fund raiser. The event was a big success for them and I have attached a copy of a thank you note that I received from one of our residents that was in charge of the event. I hope that we will be able to hold other events in the future to help the community.

The construction of the basketball courts continues to move along. We have been somewhat delayed because of some additional fence work that was needed. That work should be completed this week and then the painted surface can be installed. We did not want to chance installing the surface before the courts can be fully secured. The contractor feels that the entire project will be completed by the end of March.

The playground equipment and mulch has been installed and looks great! The installers will be back this weekend to make some minor adjustments to the equipment. While we have not officially opened the playground many children have already started to enjoy it.

I was not happy with the umbrellas that we ordered for the area where the gazebo used to be located so they were returned and I am looking for other ones that will work and look better.

Community Security- In previous reports I talked about some service issues with Wackenhut. They have been very receptive to our comments and have worked hard to correct the problems. I am pleased to report that the number of resident complaints and problems continue to decrease.

The speed humps at Eagle Trace Blvd. North near the intersection of Eagle Trace Blvd. East have been installed. No comments have been received has of yet on these humps.

The permanent signs for these humps have already been installed.

The cameras at both the gates and in the car are working. The wireless microphone that we will be testing has arrived and should be installed this week. The gatehouse cameras have already been put to use in resolving disputes between Wackenhut and residents.

The car camera hasn't really been put to the test since fortunately we have not had any incidents recently during the evening hours that involved the patrol.

The maintenance staff has also started painting the inside of the gatehouse. As each gatehouse is painted we will be doing an inventory to make sure that each gatehouse has all the necessary supplies and materials.

The Eagle Tracer – The issue that I had hoped to have published in March was again postponed because the recreation facilities have not been completed and that was going to be the major story. I hope to get the issue out in April.

Web Site – Dr. Ackerman has completed the “new” web site including adding many new photos. If you have not had a chance to look at it please do so. The web site really does the community proud and is first class and up scale just as Eagle Trace is. I must again thank Eric for all his hard work on behalf of the community.

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.

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

Sincerely,

Louis Brawer
Association Manager