

MEMORANDUM

TO: Board of Governors
FROM: Lou Brawer, Association Manager
DATE: May 22, 2007
RE: Manager's Report

Summer is here! The last few weeks have been very tough on all the staff as we, like everyone else, tries to battle with the drought. This past week's rains were very helpful and hopefully more will be coming soon. The rains however means that summer is here and hurricane will be following shortly. The community as always will be ready to go for the season and hopefully again all our plans will not be necessary.

I would like to thank the Board and the community for sending me to Las Vegas for the Community Association Institute Annual Convention and Trade Show. I was able to get many new ideas that hopefully we will be able to talk about over the next few months. The seminars ranged from insurance issues to how to train and motivate employees. I was also able to meet and talk with managers from all over the country. We were able to trade many good and interesting tips on running communities. Several vendors will be visiting me over the next few weeks to talk about new products dealing mainly with technology. Next year's show will be in Orlando and hopefully I will again be able to attend.

Operations – Normal office operations continue on a daily basis.

Coral Springs Improvement District has completed work on some of the canal banks behind Augusta Terrace and Classic Drive. To make these repairs it was necessary for them to bring in a large barge. That has now been removed. Part of the agreement that I made was that CSID was going to repair the roadway at the intersection of Eagle Trace Blvd. North and East. I am waiting to find out when that work is expected to be done. I have also requested a bid from our paving contractor just in case it is needed.

Inspections— Monthly inspections for May were postponed due to the drought. I did not feel it was correct to ask residents to clean roofs and plant new landscaping when we are under such strict water restrictions. I am planning on doing June inspections around the 15th of the month.

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. We are currently cut back to one day a week. Nina and I both feel that all our plantings

are established enough so we should not lose anything. I am not allowing any new plant material or sod to be installed.

I hope that everyone likes our choice for our spring/summer flowers. According to our current schedule these flowers should hold until August.

Nina and I have been busy working on our landscaping master plan. Nina has interviewed three architects and this evening we will present their proposals. We hope that you will approve one of them and we can move forward on this project.

We have also put together an application for a Broward Beautiful grant. The area that we choose is the entrance to the vacant lot which is currently in very poor condition. If we are selected we will receive a matching \$10,000 grant from the county. Our application is available for your review. The application deadline is June 8, 2007 and we will hear the results in October. Both Nina and I are very confident that we will be selected.

The city of Coral Springs has cited TPC Eagle Trace for the condition of the area around their maintenance area. Code Enforcement is making them do additional clean up which included removal of plant material on the side of the berm. This has resulted in open areas along the top. Residents have complained about this and I have talked with the TPC management. They said that once they are released for their violations that they will sit down and discuss repairs to the berm. All of the piles of debris will be removed.

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.

Currently there is one resident that constantly violates our rules by parking three cars on the street nightly. Steve Weinberg and I have met with him and hopefully this evening we will be able to resolve this matter. This resident's gate opener is currently shut off and has been since April.

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. Mr. Mattezzi is planning a half day summer program for children.

Some of you may have noticed a Help Wanted ad in the newspaper for a tennis pro. This was placed as part of Mr. Mattezzi's immigration application. All responses are being forwarded to his immigration attorney. I told him that I will not send time interviewing these candidates.

Our one Broward League team completed its season and from what I heard did very well. They will participate in a summer league and then will compete again in the fall. They are moving up to a higher division. We wish them all the best of luck.

I am pleased that the basketball courts and the playground project have been completed. The new facilities are getting a lot of use and everyone seems to be very happy. There have been no problems on the basketball courts.

By popular demand I have decided to leave the basketball courts and the playground open later on Saturday and Sunday. I have worked out all the details for locking up the courts with Wackenhut. They will also do added patrols when our staff is not on duty. The courts will be closed and locked by 9:00pm. If there are any problems I will change the times back to what was originally planned.

Three residents have used the playground for young children's birthday parties. These events went off without a hitch. We even had a request for a basketball Bar Mitzvah but we told the resident that we could not handle this type of party.

I am currently getting bids to install a sidewalk from the bridge on Eagle Trace Blvd. West to the Recreation Center, I have also asked for a quote on installing a speed bump at the entrance since now we have so many children in the parking lot.

Community Security- Wackenhut continues to work on improving service at the gates. They have been very respectful to my comments and concerns. I hope their improvement continues.

The signs that were requested for the NW 127th Avenue and NW 126th Way intersections have been installed. It is hard to determine if the signs have caused people to slow down or not.

Finally I believe that we are coming to an end on the camera program. The three gatehouse cameras are up and running with both video and audio. The wireless microphones did not work as expected. They were too fragile for our use so we went back to microphones mounted on the exterior walls. The quality is about 80% of what I expected. I have asked Mark's staff to continue to look for better microphones and a reasonable price.

The camera for the patrol car is also operating for video only. I am still waiting for the company to come back with a microphone solution.

In Las Vegas I learned about enhancements that can be made to our access control system. I am talking with Safehouse about adding these features to their system. These enhancements will allow us to collect added data in a shorter period of time therefore providing better customer service.

The interiors of all the gatehouses have been painted and I am slowly working on replacing furniture as needed.

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 am now putting it together and I hope to get it to the printer in the next week or so. The issue will be dealing with the Recreation Center, hurricane preparation, and our Rules and Regulations.

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.

During my visit to Las Vegas I had the opportunity to meet with a company called Logico Wireless. They claim to be able to provide a “wireless umbrella” over the entire community. Besides being able to offer our residents very low prices high speed internet service this “umbrella” will allow the community to install the cameras that we have been talking about at little or no expense. The owners of the company visited the community yesterday and are preparing a proposal for your consideration.

Community Party – Due to the delays in completing the recreation facilities I was not able to plan a community party. I now feel it is too close to summer so I am recommending that we wait and do a grand party at Halloween time. I hope that the Board approves this idea.

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

Sincerely,

Louis Brawer
Association Manager