

MEMORANDUM

TO: Board of Governors

FROM: LOU BRAWER, PROPERTY MANAGER

DATE: May 23, 2006

RE: Property Manager's Report

Summer is here and with it comes the beginning of hurricane season on June 1, 2006. Before we get into the bad part of this report I will take a moment to talk about some good news. This week is the end of the school year and the end of the graduation season. For all of you who have graduates in the family I wish you a hearty congratulations and best wishes for the future.

This time of year is also one where we have a sharp increase in property damage and vandalism within the community. I ask each of you to talk with your children, their friends, and others in the community about respect for the Association's property as well as that of your neighbors. Please also stress the importance of not playing on the golf course as this too is private property.

The General Manager of T.C.P. has again informed me that many residents, and not only children, are playing, walking, and jogging on the course at all hours of the day. Please remind them that this is private property and a dangerous practice.

Today Mrs. Renee Waltz will be nominated to fill the empty seat on this Board. She brings to the table talents and enthusiasm which I hope we can use to promote projects within the community. I wish her the best of luck during her term.

I would also like to especially thank Eric Ackerman for all his assistance with our web site (www.eagle-trace.com). He has made many enhancements to the site and has made it possible to submit changes to your guest list, submit architectural applications, and make tennis court reservations all from your computer. All this as well as design and update work has been done at no charge to the community. On behalf of the Board I thank Eric for all of this.

Hurricane Management- Now I must start talking about the bad news and that is that on June 1st we begin hurricane season. In the past this date came and went with no big fanfare and preparation, however since Hurricane Wilma hit South Florida our feelings about hurricanes and hurricane preparation has changed.

During the past month much time and effort has gone into hurricane planning. A committee was formed that consisted of our key vendors, representatives from TPC, and the property managers of the neighborhood associations. This committee first reviewed what was done right and wrong during Hurricane Wilma and then went on to make suggestions for 2006. The first phase of those suggestions will be presented tonight in the form of a motion to purchase needed supplies.

The supplies that are being suggested are those that will help the community get back to close to normal operations quickly without depending on outside agencies for assistance.

The biggest complaint that we heard from residents had to deal with security and gate operations. One of the largest items on the request is a result of these concerns about gate operations taking so long to resume. Having generators at each gatehouse will allow us to bring back gate operations quicker and safer and will also allow for gate operations at other times in the year when power is lost. I must, however, stress that there will be other factors that will need to be weighed before gate operations are returned. These guidelines will be set in the near future.

A mailing to residents is also being planned asking that guest lists be updated. A copy of resident's current list will be included. Once these are returned new hard copy lists will be made for the gates. Also in this letter we will ask that if residents have any special needs that they let us know. We will then have a list that we can share with local authorities if requested. This list will also be used to help plan road clearing priorities.

The total amount of the proposal may seem high but most of these items are such that they will not have to be purchased from year to year. They will be securely stored so that they remain safe and ready to use at all times.

I must also remind the Board that it does not look like our administration building will be coming anytime in the near future. Purchases being made will allow us to function well even without that facility.

We are still waiting for additional news from our insurance company on our claim. I call each week and am told that we are in line and moving closer to the top. As of last week we were third for final review. Hopefully that will be good news.

Inspections— During the past two weeks letters have been sent concerning:

- Dirty Roofs
- Landscaping problems
- Basketball Nets
- Loose roof tiles

Many residents have taken care of their problems but there are still a large number that is waiting on insurance settlements and roofing contractors. I will continue to work with residents that have special situations.

You will see that the Architectural Review Committee has been very busy. Many residents are applying for new roofs and painting. The committee has been meeting weekly in order to process these applications.

Tonight you will also hear about metal roofs. This has been a major debate within the city and within the Architectural Review Committee here at Eagle Trace. It is my hope that this issue will be resolved tonight once and for all.

Landscaping – Potter Landscaping has been working on the projects that were approved at the last meeting. I put hold on these projects during the period when we were not getting any rain but since last week everything has been full steam ahead.

The berm along Eagle Trace Blvd. West has been cleaned out and the planting will be starting this week. This project should be completed within the next two weeks. A meeting was scheduled with the residents that are being affected by this project however nobody showed up. I must assume that they are all in favor of the plans that the Board approved.

I am very pleased with how green the community looks especially with the lack of rain. I must commend the staff for all their hard work keeping the irrigation systems working at peak performance.

Pick-up trucks and Parking Violations— At the present time there are no problems with residents and their trucks. I have been able to work with residents who have problems with parking. Parking rules are being stressed to all new residents. The Wackenhut staff will keep a close eye on all parking issues especially now that children are home from school for the summer.

Tennis Facility— As you are all aware the Rules and Regulations were sent to all Eagle Trace residents and are posted on our web site. Copies were also given to the Managers of Vizcaya and Venetian Isles for distribution to their communities. Signs will be installed this week. Special rules for rain delay periods have also been posted at the Tennis Facility.

You will tonight be voting to approve the agreement between the Association and Mr. Mattezzi for use of two courts. The relationship had a few rough spots but these have been worked out and everything seems to be running smoothly. If there are problems they are not being reported to management.

The on line reservation system has been up and running for the last few weeks and has encountered no problems. Hopefully more and more people will be using this in the future.

Community Security- The Police Department has not posted their crime statistics for April as of yet. March showed no activities within Eagle Trace.

The temporary speed hump has been installed just past the entrance to Steeplechase and while it is not the correct type of hump it has already shown that it will slow down speeds for people coming into the community. Bids are being solicited for a permanent hump similar in design to the ones in other areas of Eagle Trace.

Street Sign Replacement – The street sign replacement project is almost complete. All the street blades have been installed and most of the eagles installed. We are presently waiting on the remainder of the eagles and the warning signs that were lost during the storm. These should be installed within the next thirty days.

The staff has also completed the installation of magnetic closures on the black mailboxes throughout the community.

The Eagle Tracer – It is hoped that we can with the help of our new Board member get a newsletter out in the very near future. Articles will deal with the following:

- Tennis Center Renovations
- Tennis Center Rules and Regulations
- Architectural standards
- Street sin project
- Landscaping Projects
- Security cameras
- Election results
- Letter from the President

The community party has been put on hold till October. I was felt that the weather is too uncertain and it is too hot to have the party at this time. Details will be worked on during the next several months and will be presented to the Board over the summer.

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

Sincerely,

**Louis Brawer
Property Manager**