

MEMORANDUM

TO: Board of Governors

FROM: LOU BRAWER, ASSOCIATION MANAGER

DATE: August 21, 2007

RE: Property Manager's Report

Traditional summer is now behind us and school opened smoothly yesterday. I wish all of our school age children much success this year. There were no reports of problems with school buses within the community. All bus drivers were reminded about our speed limits and gate procedures.

The summer can be summed up with two words, CHANGE and PROGRESS.

In the area of progress we got a lot accomplished this summer. There was a lot of pressure cleaning, painting, and just general maintenance work completed. We had a very hard working summer crew and I personally would like to thank them for all their hard work and dedication.

The list of CHANGES are far more numerous. First I am very pleased with the transitions that occurred with both Ascot Villas and the Hamptons. Both these communities are fully on board and our staff is busy working with their Boards on enhancements and changes. They are seeing slow but steady progress.

The office is also going through a major personnel change. Last week we unfortunately had to say goodbye to Carol Karman. Carol did a fine job for us during the past year however it was felt that with the added communities that have come on board that we needed a person with more property management experience.

I am pleased to announce that we have retained Marian Frey to fill this position. Marian worked previously with a local Management Company and will be a great assistant to me. I look forward to Marian starting on September 3, 2007.

The final change involves our maintenance staff. Since our summer staff did such an excellent job and was able to work with minimal supervision I decided to take two of these young adults and assign them to work on Saturdays. They will work from 9:00am till 3:00pm on a specific task each week. Tasks will include additional pressure cleaning, painting of speed humps and lines, and cleaning of street signs. This will allow the regular full time staff to concentrate their efforts on more emergency tasks and projects. This idea will be evaluated after three months.

Hurricane Management- All of our hurricane plans are in place. The generator for the office is being installed and unless we have a major problem it should be ready to go within the next two weeks. All other supplies are on hand. If a storm is going to strike, and I pray that it wouldn't, we are ready to go.

Inspections— Monthly inspections for August have been completed and I am pleased with the number of residents that continue to do work on their homes. We will be working closely with the city to make sure that roofs are completed in a

timely fashion and that no tiles are stacked on the roof in the event of a storm. We are also continually monitoring other materials around houses and advising residents to make sure that they are removed prior to storms.

I am also monitoring very closely those residents that are keeping hurricane shutters closed prior to warnings being issued. We will address these situations on a case by case basis.

Having Marian on board will allow for more frequent and detailed inspections. I hope to be able to start doing more with hedges and the rear of houses. Marian is very capable of doing inspections and I will work closely with her so that she fully understands my standards.

Landscaping – All landscaping continues to look good and the new annuals are beginning to show their colors.

Nina met with the architect today and we will be able to give a very detailed progress report at the September Board meeting.

Our application for the Broward Beautiful Grant is being reviewed and we will hear the results in late September or early October.

Recreation Facility— Operations are running very smoothly and I am happy to report that there have been no reported problems either with the tennis or basketballs courts. The on line reservation system is working and each morning the reservations for that day are posted.

Mr. Mattezzi had a very successful summer program and yesterday he started his fall after school program. He continues to pay his monthly bill on time.

The women's Broward league team played during the summer and they are now gearing up for fall play. I wish them the best of luck. Renee Waltz is one of the team captains.

Both the basketball courts and playground are receiving great use and everyone seems to be pleased with this expenditure.

Community Security- I am pleased that the summer was very uneventful as far as incidents around the community are concerned. There were no reports of vandalism within the community. Even our parking violations were minimal. I hope that this trend will continue as we move into the fall.

The Eagle Tracer – I hope that everyone received the latest issue of the Eagle Tracer. I know that it took longer to produce than I had hoped but I was very pleased with the finished product. The next issue will come out after our Halloween party. If anyone has story ideas please let me know.

Community Party – The date for this year's Halloween Block Party is Saturday, October 27, 2007. I am currently arranging for the caterer and the DJ and all other details will be falling into place during September. This party will again feature rides and games for the kids, food, and of course music. Details will be sent to all Board members as they are set. We will also have the dedication of our new facilities.

2008 Community Budget - During the next several weeks I will start working on the 2008 Community Budget. If any Board member has wish list suggestions I encourage you to stop by the office so that we can talk about them. Everything is looking promising for little or no changes from 2007.

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

Sincerely,

Louis Brawer
Association

Manager