

MEMORANDUM

TO: Board of Governors
FROM: LOU BRAWER, ASSOCIATION MANAGER
DATE: November 21, 2006
RE: Manager's Report

I am glad that today we are approaching the end of hurricane season and that all the plans that we put in place last spring were not used. We survived and the community is growing stronger each day.

Both homeowners and the community are moving forward to fix up their property. The line up of roof trucks continue each day and with each truck the signs of Hurricane Wilma get a little bit more erased.

We must now look to the future and start our planning for 2008. This week is Thanksgiving and before we know it the year will be concluded. The staff over the next week will be busy installing our holiday lights and making sure that the community is in top shape for holiday visitors. Once the New Year's holiday passes it is back to the normal work of improving the facilities.

My wishes to everyone is that 2008 brings good fortune and health to everyone and that we all can continue on our mission to make Eagle Trace the best community in South Florida.

Operations – Office operations continue to move forward and improve now that Carol Karman is fully on board. She has been picking up our routine quickly and I have been able to pass more tasks over to her each day. I must admit that it is sometimes hard to pass things off rather than just do it but I too am learning.

During the next several weeks Carol and I will be preparing for the year end change over. With the larger office and more storage this should move quickly and effortlessly.

Earlier this month Marty Friedman and I attended a presentation by our City Manager concerning the city's business plan and organization. We both walked away with many ideas for improving our operations especially as it relates to Customer Service and Communications. More will be reported on this over the next several months.

Inspections— Monthly inspections for November have been completed and violation letters were mailed. If past years is any indication those with violations will move quickly to have their homes looking good before the Christmas holidays. Please remember that many residents are still working with insurance companies and contractors. I have asked that they report this to my office

Landscaping – Potter Landscaping has just completed the planting of annuals and this week all beds will be mulched. Our community should look great going into the Thanksgiving long weekend.

After tonight's meeting we will know about our final two projects for 2006:

The berm behind NW 14th Street and NW 127th Avenue

The conversion of two of the old tennis courts to a little passive park

Also during the weeks between now and Christmas a lot of detailed cleaning and trimming will take place. Again, this is to make the community crisp and perfect for our residents and visitors.

Work is also moving forward on our Landscaping Master Plan. Discussions concerning this should start happening in January. It is important for all Board members to start thinking of a short and long term budget for this project. What we do and the extent of replacements will be determined once a preliminary budget amount is set.

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.

Parking rules will again be relaxed during the holiday period when family members are home from school and visitors are in town. Full parking rules will be brought back into effect on Wednesday, January 2, 2007.

Tennis 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.

I have noticed many new faces at the tennis facility and many times when the courts have been full. As the weather gets better I expect more and more use.

Mr. Mattezzi has been having good success with his programs and it seems that he is having a successful program for our children. He has paid his rent each month on time.

Clay replacement has been done on the courts and additional work will be done over the next few months. You must remember that clay replacement is an ongoing project.

The wind screens that were damaged or destroyed during Hurricane Wilma and Tropical Storm Ernesto were delivered but were made in the wrong size. They were returned and the correct ones are on their way. They should be here within the next two weeks and the staff will install them immediately.

Our one ladies team is doing well in the Broward League. We have hosted our first two home matches and the ladies seem very happy.

The holiday schedule for Thanksgiving will be as follows:

Wednesday, November 22nd – Facility open regular hours. Staff will be on till closing.

Thursday, November 23rd – Facility open 8:00am till Noon. The building will be locked at noon. There will be one staff member on duty from 7:00am till Noon.

Friday, November 24th – Same as Thursday

Saturday, November 25th – Regular hours and staff coverage

Sunday, November 26th – Regular hours and staff coverage

Community Security- During the past month or so we have again had several incidents of vandalism. This time the incidents were centered around our street light systems. Most incidents were just switches and breakers being turned off but there was one serious incident where the vandals rocked the mounting brackets for the electrical service till it broke loose and was on the ground. When Florida Power and Light came to turn off the power they commented on how close these people were to serious injury or death.

We have now installed locks on all the boxes and everything seems to have stopped.

Halloween night also went off very well. The presence of the Florida Highway Patrol sure helped to keep our kids safe and in line. I would say that by 10:00pm 98% of our children were off the streets and back in their homes.

A big thanks go to those volunteers that helped out as well as our staff and the staff of Wackenhut.

Even though this year went well I would like to recommend that next year we look at adding two more FHP officers to be posted at the North and West gates to help prevent outsiders from just walking into the community.

Street Sign Replacement – Mailbox World will be out over the next several weeks to make sure all of our signs are straight and secured properly. Our staff will also be going around cleaning signs. I am also working with Mailbox World on a proposal to reface all the traffic signs that need to be done.

I am currently working with Mailbox World on the final draft on the mailbox refinishing plan that will be offered to residents. I hope to have this ready to be mailed out shortly and to schedule the work for right after hurricane season.

The Eagle Tracer – The next issue of the Eagle Tracer will be in mailboxes shortly. Attached to this report is a proof copy for your review. I hope that everyone is pleased with the contents. Suggestions for the next issue, to hopefully go out in March, are greatly appreciated and welcomed. The next issue will center on landscaping and the Master Plan.

I would also like to have more input from our Neighborhood Associations on happenings within their communities.

Community Party – The Halloween Block Party was a huge success even though the day's weather started off poorly. The final estimate was 450 attendees. A special thanks needs to go to TPC for sponsoring the Goody Bags that were given to the children. This was a great show of unity between the Association and TPC and I look forward to working with them on other projects.

TPC Eagle Trace – As I am sure you all noticed the renovations to the TPC clubhouse are complete and look fantastic! There will be a Wine and Cheese Open House on Saturday, December 2, 2006 to show this facility off to the residents of Eagle Trace. This is being announced in the newsletter and TPC is preparing some other advertising piece. I believe special membership rates for residents will be announced at that time.

The Qualifying School for the Champions Tour held their final rounds here this past week. It was very exciting and I was told there was some excellent golf played. Residents were

afforded the opportunity to go out and watch this event. Great coordination between our staff and TPC made this event go off without any inconvenience to our residents or those involved with the tournament. This event will be held again next year at TPC.

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

Sincerely,

**Louis Brawer
Association Manager**