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PREPARED FOR: Thoroughbred Lakes HOA  
AUGUST 2009

## **MANAGEMENT REPORT**

### **Administrative:**

Calls throughout the month have been handled.

The remote in the gym did not work with new batteries, so a universal remote was purchased. When the new batteries were installed in the new remote, it was found that the batteries were no good! So I have returned those and dropped new batteries off at the Guard house because there was a party going on and I did not want to interrupt. He will leave them in the drawer in the clubhouse to install and sync the new remote.

The AC vent was replaced, Don was working down at the gym on repairs and a resident was having a party reserved in the clubhouse that day, he was concerned because Alex had removed the vent cover to get sized and left a big hole and many children were attending this party. Don took care of it that day but had to do the final fitting a week later. It is repaired now. The gym wall was repaired and wainscoting and chair rail were installed and the chair rail was stained.

Osprey was asked to send a revised estimate for Lava rock in the pool area (inside).

I sent Alex an update of items to work on and address, and he has complied.

Many work orders for Osprey have been addressed throughout the month.

An evaluation of the lake maintenance was completed by another company, per our request; the results determined that the littoral shelf was not being maintained as needed to avoid being fined. I have included the report for your review as well as a proposal. We will contact the current company to advise to complete the work immediately.

The permit for the Lake Worth Drainage to install a gate to block motor bikes etc had to be sent to the attorney for submitting, as it required a title search. This may take some time.

Contact with both attorney offices are ongoing, however it would be recommended to consider moving all accounts to Chapnick's office.

A conference call was held with Gelfands office as we have reviewed the accounts and no activity on many for a long time. Went over each case with Tammy.

Many calls regarding the gates, runners and those that the guards were able to identify will be billed as we receive those invoices.

More estimates were obtained for repairing the front tile and foam borders that need repair. They will be in your packet and sent to the meeting for review and approval if board agrees.

Many events have been booked in the clubhouse, applications and deposits received. Only one recent problem regarding the sink in the women's room, where the sink has come off the wall again. Several calls regarding the gate arms and repairs throughout the month. The electrical repair that Howard submitted was completed. The lightning rods however I do not believe have been done. Maintenance letters were sent out as directed by the Committee. They will be re-inspected for completion and new issues noted as they come up. After the second notice is sent we will inform the Committee if not complied as a notice of hearing will be sent.

Signs for the Community were ordered.

The guard house requires painting, and we have asked Alex for a quote for that to start. I have also asked Alex to clean around the guard house as I noticed trash and some unsightly areas there.