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PREPARED FOR: Thoroughbred Lakes HOA
July 2009

MANAGEMENT REPORT

Administrative:

Calls throughout the month have been handled. The website was established and linked to the Regular Thoroughbred Website. The board will need to advise if we are going to be posting anything on the CEA website.

Comcast has been called at least 5 times in trying to get the TV working in the gym. They have issued a credit of \$20 for one month. I have not confirmed if the TV is now working. I will get back to you on that. We have started the permit procedure for Lake Worth Drainage to install a gate to block motor bikes etc. This may take some time, and we will need to budget the gate for 2010..

Contact with both attorney offices have been made daily. We have been informed that Gelfands office is still handling some of the accounts they were working on.

I had an onsite meeting with the PBSO Sergeant and another Deputy. We have files a No Trespassing Affidavit with the PBSO, we are waiting for further information on obtaining the OAN number for the signs.

Many calls regarding the gates, runners and owners clicking guests in. We are currently deactivating the owners clickers until further direction of the Board.

The Clubhouse has been rented for 4 or so events, deposits received and dates held.

There was one renter that did not vacate premises as directed by the Management and Guards. The Board needs to direct regarding refund of the security deposit.

The Clubhouse roof was repaired, and appears to be fine. The front entry roof pillar and foan borders still need repair.

The lights at the guard house and clubhouse were fixed. The guards were not forgetting to put them on, they were on timers that went bad.

We receive many calls each week regarding the pool. Most complaints are regarding leaves and such which really can't be changed, but also a call regarding small snakes in the pool. I asked Richard to put a skimmer in the clubhouse so in case we have to respond to a call like that in thr future we will have at least a skimmer to provide to the members. I do think it would be advisable to have someone come to the pool each morning and clean up and skim the pool and such.

We have requested another quote for Lake management for comparison reasons. If the board wishes to consider further we will do so. I have also started to obtain quotes for replacing the blinds in the gym.

I requested the missing minutes from Prime, they sent April 9, which we already have and February 09, which we did not.

Landscaping

Many work orders and service request have come in and the landscapers are very receptive and reply to the work orders sent.

The required application for SFWM was not completed to date. However, Dave from Osprey is working on the final pieces and hopefully will be completed soon.

