

# MANAGEMENT REPORT

## OCTOBER 24, 2006

### COMMON AREAS

Two of the FPL meters have been turned off due to non-use for more than a year. The meters have not been removed and are available in the event we need them in the future.

Nancy, along with Rich meet with Aquatic Vegetation Control regarding the preserve. In order to completely clean the preserve out properly, it needs to be sprayed and all dead Vegetation physically removed at a cost of \$44,522 and three additional quarterly treatments that total \$15,741.

### ADMINISTRATIVE

A letter to every owner was mailed verifying balances. No owner disputed their balance as given to us from Pointe Management.

The monthly newsletter was mailed September 28<sup>th</sup>.

A Special Code Enforcement Masters hearing is scheduled for November 1<sup>st</sup> for XXXXXXXX. It is at this meeting that the owner may present his case as to why he should not be fined or considered in violation regarding the numerous code violations, including the XXXXX. XXXXX

The following owners have also been sent to P.B.C. Code Enforcement for their help in restoring their property:

#### **Intentionally deleted**

Files have been made for each owner and previous approvals and correspondence have been filed according to lot numbers. Further, previous approvals that were in Pointe's files (2 years) have been put into our system for ease in verifying architectural changes.

Numerous covenant violation letters have been sent this month – Please see attached list.

I have copies of six different communities documents in which to prepare a full set for Pheasant Walk, as these documents were hard copies, it is taking much more time than I had anticipated. Once I have a complete set, I will pass it along to the Covenants Committee for their suggestions, changes and comments.

We have received a another bid to paint the fences on Pheasant Walk. This bid would be used when sending letters to the owners on Pheasant Way that need to paint their fences. The owner would directly contact the painter and make the arrangements within a given time frame. The cost to the owner would be 30 cents per square foot.

### FINANCIAL STATEMENTS

Please see attached.

I have all the necessary paperwork to switch all accounts to First Southern. There will be two

accounts - Operating/Lock Box and Cable. Each account will be a sweep account.