

September 2019 Manager's Report

REMINDER: To clear up some confusion regarding communications to the Board or RTC. First, they must be submitted in writing before the Agenda Planning Meeting which is usually the Monday before the scheduled meeting. Some issues are time sensitive and need to be handled before a scheduled meeting, but most communications are read and handled at the scheduled meetings. If you submit a communication to the BOD or RTC please attend the meeting, that is where the communication happens, and decisions are made. If the BOD or RTC needs any more information that would be the time for you to answer questions or concerns for them.

Violation Notice: We had 2 Unit Owners with violations that went before the BOD for fining. Both received a letter this week notifying them that they had one last chance to comply or they will be issued a fine of \$50.00.

The Board has had to allow 2 visiting medically needed animals since the last Board Meeting. Both have completed the paperwork and our Attorney has verified that the information provided was sufficient.

AED: New AED Batteries were ordered and installed by Rod Kent on September 10, 2019. We now have batteries that should last for 4 more years.

Lawn Crew: As it has been stated at Saturday morning meeting and in the newsletter, Yellowstone has made some changes to our crew. To start with, we had a new head supervisor take over our account, then he changed us from 2 crews-1day service back to the original 1 crew – 2-day service. He felt this would make them take pride in their work and felt they would have no else to blame for any mishaps. Then he decided after walking our property that the on-site crew leader needed to be changed and then after last week's service, he decided to change the whole crew. With all the changes and the crew needing to learn the property we will give them a couple weeks to adjust, but please if something is not done properly report it to the office (in writing). The supervisor and/or crew leader will check in to the office every day they are on property. The days that they will be on property are Tuesday's and Wednesday's, they will also be here today (Thursday 9/19/19) to complete all our monthly services like the weeding of muhly grass pond, 5 acres, 175 wall, perk pond. Hopefully all these changes will work in King's Gate favor.

Trees: The Club usually uses Clean Cut Trees twice a year, we cut half the trees before hurricane season and then the others in January. This time we will be having all the common area trees trimmed, this summer was a huge growth season. They are currently on property, if you need a tree trimmed please sign up on the sheet in the office. Rich Davis schedules when Clean Cut will come in and he usually has a sign-up sheet in the office about 2 months before each cut. The usual time frames are January, April and September.

Pool Temperature: At the last BOD Meeting I gave a report about the pool temp. Since then I have received 2 complaints about the water being too cold, but I have received multiple compliments on a perfect pool temp. So, we will be leaving the cooling units set to the 83-degree mark.

Pool Closure: Rich is going to have to close the pool down for a few days to deep clean the pool and re-paint the edges and fix numbers. Weather permitting, he would like to close it down Wednesday Sept. 25th until Friday Sept. 27th. If these dates change we will put a notice on 195.

OTHER SUMMER PROJECTS:

Mini Golf: Rich has been working on re-carpeting the mini golf course, 8 of the 9 holes are complete. If you don't mind using only 8 holes, you are more than welcome to play.

Greg will complete the stripping and waxing of the floors this week.

Rich has repainted the pool bathroom floors, while he has the pool shut down, he will also repaint the spa floor.