



Manager's Report

February 25th, 2026

Community Road Project

As you are aware, the road treatment project remains pending. As a reminder, the material applied to our community roads in January did not properly adhere to the road surface. The aggregate in our roads contains a high concentration of calcium/shell material, which affected how the product bonded to the surface. Management and the Board have held multiple meetings with the vendor, and they are planning to return on-site to test a reformulated material specifically designed for the composition of our roads and to evaluate the results. Based on the outcome of this testing, Total Asphalt will then schedule a follow-up visit to reapply the product to the community roads. The goal of this process is to improve the overall aesthetics by achieving a more uniform finish. The Total Asphalt product is not a seal coating and is not designed to deliver cosmetic improvement. The primary benefit of the Total Asphalt product is the chemical reaction that occurs below the asphalt surface, which helps rejuvenate the asphalt, improve its structural integrity, and extend the useful life of the roads. We appreciate your patience as this process is refined to ensure the best possible outcome for the community. Additional updates will be provided as soon as testing is completed and the schedule is confirmed.

Clubhouse Parking Lot

The Board is currently reviewing an estimate to mill and pave the clubhouse parking lot surface. Due to the overall condition of the parking lot, this area was not eligible for the recent road treatment/spraying process. Milling and paving is being evaluated as the appropriate long-term solution to address the current surface condition and improve safety and appearance in this high-traffic area.

Fountain Pump – Rear Gate

The fountain near the rear gate has been repaired and is now fully operational.

We do have a pending service ticket to address the fountain lighting, which is currently not functioning. This item is being followed up on, and we will provide an update once the lights are restored.

Entrance Median Landscaping Enhancement

The landscaping project at the entrance median has been completed and is currently in the final stage, pending a few design adjustments.

Playground Fence

The damaged fence panel at the playground has been replaced.

No Parking / No Standing Signage

The permanent “No Parking / No Standing” signs with the Florida Statute (FS) rider are currently being installed and are expected to be completed by Monday, March 2nd. A total of fourteen (14) signs are being installed. Ten (10) signs along Isles View Drive outside the rear gate will be installed and Four (4) signs near the paver road section across from the tennis courts. Locations were selected to help control traffic congestion better during Polo Park School dismissal times. Once installed, these signs will allow the Palm Beach County Sheriff’s Office (PBSO) to properly enforce the no parking/no standing restrictions outside the rear gate and help with congestion during dismissal.

Gym Mirror Replacement

The mirror inside the gym is scheduled to be replaced next week by our fitness center vendor.

Guardhouse ID Scanner

The guardhouse ID scanner has been replaced and is now fully operational. With the new scanner in place, our guards are now able to process guests and vendors more quickly, which should help improve traffic flow and reduce waiting times at the gate.

Irrigation Repairs in Main Common Areas

A few irrigation zones serving the main common areas along Lake Worth Road, near the rear gate, and along Isles View Drive are currently experiencing issues and require repairs. These repairs are a priority, and our goal is to have the irrigation systems fully operational before the warmer weather to help protect and maintain the landscaping in these high-visibility areas.

As a side note, we have also received requests from residents for adjustments to the common area irrigation schedule, as some have reported having to avoid sidewalks to prevent getting wet during watering cycles.

Preventive Treatment of Common Area Palm Trees

The common area palm trees were recently treated to help prevent and address diseases that commonly affect palm trees. This preventive care is part of our ongoing maintenance efforts to promote the long-term health of the palms and to help avoid the need for costly tree replacements.

This treatment is scheduled to occur once per quarter. We have three (3) additional treatments scheduled for the remainder of the year as part of this preventive maintenance program.