

PRESIDENT'S REPORT

MAY 10, 2018

NEWS- APRIL 2018

SDII/ Drilling- was completed at the pool area on April 10th with no damage to the pavers or pool area.

ATTORNEY/B10 +

- The attorney's are currently getting reports back from both sets of engineers. As stated before, they will sit and review all buildings and then sit with attorneys. We will be kept updated as reports come in.

SECURITY/COMMUNITY WATCH-

-On April 19, Kathy Farmer spotted a teen at the bike rack near the pool. When confronted, he rode off and out of the community. He was spotted a few minutes later returning to the gazebo bike rack. He was detained by Ray Diaz and John Cleary. When Police were called, the teen ran, leaving behind a bike. A picture of the boy was given to police and they believe the bike was also stolen. A report was filed. We do not know if the bike he had belonged to anyone here. Please check/ secure your bikes. If you can describe and identify the serial number to police, it will be returned. Please keep your eyes open to strangers that do not belong on our grounds.

- Don Farmer, U 408, is our community watch representative. He keeps us abreast to what is happening in Tarpon Springs through our police dept. He posts meetings and info on our web page. Check it out!

POOL-

-New pool lights were installed finally.

-Super-chlorination was done during SDII drilling.

-The new POOL and Clubhouse signs are up. Thank you, John Cleary for installation.

- The sun shield fell down and new supports will have it back up soon.

MINGLE

-April 29th mingle was a great success. We got to say goodbye to our snow birds who flew back north.

Reminder- May 20th will be our May Mingle. Please join us.

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IRRIGATION-

-Welcome Sainsbury irrigation! What a pleasure to see our sprinklers working. Obviously, there is still some areas to work on, but to have water actually working is wonderful. We replaced the main sprinkler control box, removed many battery operated temporary controls and took the cell phone remote off the system completely. There are a few more battery packs to be removed and will be done on this months visit.

If you see a sprinkler head damaged, not working or puddling, PLEASE let a board member know. We will mark it with a flag.

This is a work in progress.

INSURANCE-

-Bouchard Agency is no longer our insurance representative. PCS will be handling our business for both insurance policies. Anthony De La Torre will gladly help you with any homeowner etc. policy you may need, as he is familiar with the property and what you need.

-SDII- our open insurance claim for the damages to our irrigation, landscaping, lighting etc. is being put through. It is a separate claim. Updates to follow.

Building 10 SEWER-

- repair to the sewer line was completed the last week in April. Three trees had to be removed. Thank you to Plumbing by Paul and Geronimo for a neat job with no damage to any existing lines.

Building 10-

- Active termites were found in a unit in building 10 and were treated.

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TERMITE INSPECTIONS-

- Tis the season!

Pestguard contract was renewed in April. They will be inspecting the property on June 11, 2018. 8am - 5pm. PLEASE MAKE YOURSELF AVAILABLE. We will be going building by building. It will be posted when we get closer to that day. If you can not be home, let a board member know. No one will be allowed in any apartment without a board member. Please remember, we are volunteers here so if you can be available for the inspection, it would be greatly appreciated. If you see activity, or wings around your apt. or window ledges, let them know. We have the coverage, lets use it. You may leave a note in the office mail slot and I will make sure that Pest Guard gets it.

BUILDING 5-

- A water main leak was repaired.

GUTTERS-

- ALL GUTTERS AND DOWNSPOUTS were cleaned. Happy to report that our gutters are in good shape for their age. We have B 2,3,&4 in need of clearing. DB gutter solutions will return to make the necessary adjustments before rainy season starts.

RAT CONTROL

- April 17th we called Universal Wildlife and Pest control for a report of a Rat in building 6. The animal had died and the units were treated. The dumpsters are still our main culprit for rats. There has been a significant decrease in activity due to owner cooperation. There are still a FEW among us that refuse to put their bags inside the dumpster!!! OR close the dumpster door. I Purchased solar lighting to put at the doorway so everyone will be able to see the dumpster entrance at night. They will be installed next week. I received estimates on rat control and it can be quite expensive. If we all do our part, we can use the money on something more pressing. Please do not feed the squirrels either.

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BIKES-

LAST call on bikes at gazebo. If you have a bike unmarked, it will be removed. We are researching a new more efficient rack for the gazebo area. It is overcrowded and bikes are not positioned properly.

PETS/POOP

- new Clean up after your pet signs were made. Please clean up after your pet. If you see someone who is not, please remind them.

GAZEBO AREA

-improvements are in the works for the gazebo area. New plantings, mulch, lighting and benches are coming. The temporary map out for Horseshoe/ bocce court is there now. Please stop and see. There will still be plenty of room in that area if we decide to install a court. Any suggestions are appreciated.

MULCH-

- YIPPEE! Doesn't the place look great! Mulch is very much needed here. Our plants will flourish as mulch provides nutrients, retains moisture, saves us water, insulates the soil in temperature changes and helps control weeds. -Each building is being prepped and mulched by Volunteers. If you would like to help us by taking control of your own garden area, it will be easier for us to come in and lay mulch. Some residents have weeded and cared for their own front space, we thank you! YES, we have a landscape co. working with us to maintain our property but we would like it to come a little sooner, than later.

More pallets will be here next week. Thank you to Mark Smiley, Kathy Farmer, Nick Dowling, Rick Krider, Cindy Beard, Vicki Zajack, Kim Morencie and John Cleary for all your hard work.

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MAINTENANCE

- We have been doing pretty well without a maintenance man for now, saved some money and volunteers have been maintaining small fixes.

Our goal is to get a "groundskeeper" for a few hours a week.

Small fixes, cleaning bathrooms, change light bulbs, grounds keeping etc

WELCOME

-Please welcome our new neighbors

Kim and Paul Morencie, U 314, B 1.

Thanks to Kim for jumping into the mulching party.

PARKING LOT

-sidewalks- When you park, please check to see that your vehicle is not blocking the sidewalk for our resident's to walk. Ask your contractor's to do the same.

Please remind your guests with motorcycles that they are not allowed on the grounds.

EMERGENCY KEYS

-PLEASE make sure the office has an emergency key to your unit. It is locked in a secure safe and only two people have access. We just had an emergency with one of our residents and were unable to get help right away.

Finally, I would like to extend well wishes for a speedy recovery to Marianna Chmiel who unfortunately broke her hip in April. She is home now recovering and we are glad to have her back.

Thank you to everyone for your kind words and encouragement as I try to make small but needed improvements to this beautiful property. I couldn't do it without the help of my board, wonderful volunteers who have become great friends and my husband who has been right beside me. Karen