

PRESIDENT'S REPORT

NOV. 2018

BUSINESS:

Nov. 2, 2018, Our Attorney's and engineers, American Coastal Insurance Co. and their Attorneys, Adjusters and Engineers walked the grounds with The Neutral Negotiator. Vicki, Nancy and I accompanied them to answer any questions regarding the property. We asked if there was anything we should be or could be doing to the back of building 10 while this waiting game continues. They all agreed that it would be a waste of money to invest in ground leveling etc. at this time. There is also no real danger to the resident's. All third party inspection reports have been submitted and will be reviewed soon. Our attorney's stated that they didn't expect any real news before the first of the year. I will do my best to keep you informed.

COMMUNITY WATCH:

Don Farmer, our CW President attends monthly meetings on behalf of our community. If you would like to join him, please see Don in Building 7, Unit 408.

DOCKS:

We are currently making the turn around building 7 toward building 6. The support at the turn had to be shirred up 3 1/2 inches to be level. It should be a straight run after that. It looks great! What an asset and increase to our property value once it is complete. It will be here long after we are gone.

As we replace with the Trex decking and fix any supports where needed, it is imperative that we secure the preservation of our pilings to last as long as the Trex. Right now we have 119+ pilings. In past documents, it has stated that the pilings were reinforced and protected from the elements and worms by covering the tops with vinyl and the bases with concrete. We will be removing all poles, In 2012, it cost the dock reserve \$17,515.39 to do this. It would be in our best interest to seal any holes to prevent anymore water damage to the pilings and use the proper preservative to maintain the integrity of the dock completely.

PLEASE BE AWARE of YOUR SURROUNDINGS WHEN WALKING THE DOCKS.

SPECTRUM:

Cable boxes can be picked up at the Spectrum store in Publix plaza. You are entitled to TWO boxes. One comes with your contract, the other is free for one year. The next year you will be charged \$6.00 if you decide to keep it.

RECYCLES:

This is an ongoing battle to address. It shouldn't be this difficult. ONLY recyclable material goes in the bin. NOT food, shoes, shelving, pillows, screens. Food is always an issue. If we want to control the rat/squirrel population from overtaking our community we must bag our garbage properly. We are adults! Crush your cardboard and use the appropriate receptacle. NO BRAINER!?

WATER MAINS:

We have had quite a few issues with exterior Main building shut offs. Building 7 only had a partial building shutoff. Building 6 controlled the other half. They have now been fully repaired and separated. Separate Spigot main shutoffs were added also.

Building 4 main was leaking, as was building 9. Both have been fixed. 4 has a separate spigot shutoff. Building 1&12 have no complete shutoffs at all. Both are scheduled. It is our hopes to enter the new year by installing new brass body full port ball valves and all necessary fittings to the rest of the buildings . Also furnish each new valve with a crushproof meter box for accessibility.

BUILDING 9: has been quite the project as a sewer back up emergency caused havoc in two first floor units. The plumber found unacceptable items flushed down the toilet. This must be addressed also. Please think twice before flushing paper towels and absolutely no wipes. It was an added expense that could have been avoided.

LANDSCAPERS:

Greenscene Landscaping was fired and now we have hired **NATURE'S COAST**.

Welcome Nestor and his crew. They have been off to a fantastic start. We have combined the entire landscape contract into one . Lawn, trees, trimming, Palms, fertilization and pest spraying will all be completed by Natures Coast.

FINING COMMITTEE:

We are currently working on our violations an fining committee. We will post the new details as they are finalized. Our community has survived this long because of the rules. Some may need updating and tweaking as with the times but it is necessary to maintain a sense of order.

RULES AND REGULATIONS:

As we update the rules, please let me remind you of what attracted you to purchase here. The front of our units are all the same and the beauty and conformity is what makes our property attractive. We would like to change the wording on the landscape rules to be a little more specific. It seems we must elaborate to prevent a future trailer park appearance out-front. I'm sorry to be so blunt but If not, we lose our real estate value and uniqueness. I have received emails regarding the slack/or lack of the rule enforcement. I have tried to be a friend and approach a few infractions but to my surprise it went poorly. Management will now be handling all violations. The violation letter seems to be hard and rough so we decided a more approachable manner would be the reminder letter. This does not carry any less enforcement.

Please remember that you all signed and received a copy of the rules and regulations when you purchased here. You do not own anything outside. Be respectful of your neighbor and your common space.

If anyone needs a copy of the R&R's, please request it in writing and we will get it to you ASAP.

CLUBHOUSE:

As you see tonight above you we have no ceiling. Two days after our last meeting in Oct. a large section collapsed. As in the newsletter it was explained as to our dilemma. I want to personally thank everyone who has made a generous donation thus far. We have started out with strong support.

LIGHTING:

New floodlights will be installed shortly. New fixtures and LED light bulbs. We are also working on replacing the lamp posts in the near future.

BOARD MEMBERS:

The same 5 board members have stepped up to serve as your representatives for 2019. Volunteering for this is not easy. In the upcoming year I would really like to set up small committees to help with our community. In January, we will have committee sign up sheets. If you love the changes you have seen this year and want to get involved in more improvements, we welcome you with open arms....It takes a village.

PLEASE WELCOME:

Dimitrios Boulahanis, B1,#302
Dennise Christie, B4, #356
Clifford Rodd and Jane Banton, B6, #382

Thank you everyone for all your encouragement.
Have a Blessed Thanksgiving!
Karen CLeary