

I haven't written anything formal as to updates in the community in a few months. Last month was an emotional letter read aloud at the Board meeting. I have yet to type you all a copy.

Business:

Building 10 and insurance claim continue. Ted Corless has been proactive in addressing our mini sinkhole at the pool area and the void that we have had for many years at the pool filter. Helicon was on the grounds, filling both voids with grout. Both areas are now repaired. We are currently waiting for a Paver Co. to come and place the blocks back properly.

Building 10 had sand and dirt fill put under the A/C units to secure them. More details to come. When I get news, you will too. I know it is frustrating to all but I have been assured by the Attorneys that we are close to a settlement.

In the meantime, Everyone in Building 10 has received certified letters that it is Mandatory that there is no one on Back porches, Balconies, Grass area or dock.

Building 4:

As I spoke last month, the contractor who started the job has not returned. We approved Kontos Construction at Sept. Mtg. They are applying for a Permit, all necessary paperwork and will be starting shortly. This has been a fiasco! Beyond our control. Thanks to all the patient residents affected by this leak. We were originally denied by the insurance co., we fought it and the claim was reopened. We have a \$2500 deductible. So we received a check for \$1800 approx. toward the repairs.

Dock: All around the Dock are signs posted " Walk at your own risk" of course to protect ourselves. But We really shouldn't be on the docks at all. We have had to support a few more areas before Trex can be applied. If there are any volunteers for a Saturday or Sunday 8am start, it would be greatly appreciated.

#### Dumpsters:

The First dumpster was taken down three weeks ago by Bill and I. It didn't need much help. We will be approving a cement contractor tonight to install two new 4000psi, 6" cement pads and new fencing around both dumpsters. Each will have new fencing and large easy access gates. We do have \$1500 saved from our Claim with Waste mgmt. to apply toward our fix. This is long overdue.

Please let me remind you that the black sliding door needs to be shut after each use. Your Garbage needs to be in a tied bag. There are too many people throwing loose trash and food in the dumpster. We have worked really hard this past two years controlling the Rat problem. Lets not give them an invitation to return.

We have a huge hawk nesting in Building 1's Oak tree. She is helping us control the squirrel population. Thank Goodness for Mother Nature. Please no feeding the squirrels.

Powerwashing: Power washing all buildings, staircases, sidewalks and the Gazebo area and fencing at the entrance will start Oct. 21st. We will post notices when they will be coming your way. If you have a back patio or porch that is NOT screened in, you will have the opportunity for them to PW it. You will be responsible to remove all your furniture and leave it as a blank slate. If there is anything!!! on your porch, you will be skipped.

#### Hoses:

The fronts of all buildings have been given a new Hose Reel, Hose and nozzle. Please return the hose neatly to its reel once you have finished using it. I have witnessed plenty of hoses laying in the garden beds. Don't be lazy! Also the landscapers will avoid grooming the area as they are not responsible for picking up or moving anything in their way. Thank you Scott Streich, B3 for all the installations, it looks nice and clean.

#### Entrance Sign:

Mid August our front entrance sign was taken down. Some believe vandalism, I would like to believe the high wind and whipping rain was at fault. It crashed and broke our front spotlight also. We are currently searching for a new sign. Thank you to Cindy Beard for volunteering her time to this project. We will keep you posted.

#### Flood Insurance:

Ugh! As we all have read or heard on the news, FEMA has redesignated our area. Bad news is, our flood insurance is set to raise 18 % over the next two years. This is beyond any of our control, but we are blessed with three sides of water surrounding us.

#### Management:

As approved in Septembers meeting, Management and Associates, Inc. will be replaced by Ameri-tech Management on November 1, 2019. We want to thank Jaime Ballard and M&A for their services.

We will be scheduling a Welcome/ Introductory meeting with Ameri-tech. We will post it on the bulletin boards and give you enough notice to meet our new manager, Ashley Moore.

#### Landscaping:

Unfortunately, Natures Coast Landscaping has decided to leave with M&A on Oct. 31, 2019. We are currently looking for other companies. NC will be here one more time, the week of Oct. 21st.

Mulching: Will start up again now that the weather is cooling off. Buildings 12,4 and 10 will be done as they never received any as to date.

#### Maintenance man/Groundskeeper:

Ameri-tech will supply us with a new groundskeeper. I have interviewed Danny and he will start in the next two weeks. Danny is to work for the community, not individuals as in the past. It is difficult when friendships are formed to be able to keep that in check. If you have a maintenance request please continue to put it in writing, sign it and date it. Drop it in the office mailslot and we will get a work order out. Thank you for your understanding.

Thank you to John Cleary for volunteering to be our maintenance man for two years at a cost savings to the community in excess of \$26k (+)

#### Clubhouse:

Sliding glass doors have been repaired with new rollers and weather stripping for now. Thanks to Beacon Windows for a job well done. We had a "visit" from the TSFD Code Officer. We are happy to announce that we passed the required inspection. He will return to see that We hang our new fire extinguisher, put our EXIT sign back up and make our sliders easier ingress/egress. All are in the works.

As you can see, this clubhouse has come a LONG way since last October. A day after last Oct. Mtg, the ceiling collapsed. Although that was not in our budget, it was money well spent. we were not to Code on any of our Electric, in fact it was dangerous. Our A/C quit and now with new A/C, new electric and venting, we are safe.

#### Office:

Two weeks ago, our Office ceiling cracked above the Computer desk. By the next day the light fixture had fallen and old insulation, rat poop and just grossness had covered the office. So now that needs to be addressed. A simple paint job and updated flooring was going to be our only expense. We are mindful of your money and again will do so with this fix also.

#### Kitchen:

We are so grateful for all of the generous residents who have contributed to our "update me" fund. You all should have received a Thank you card and a Tax receipt. We are using your money wisely and have given you a beautiful kitchen. It is not yet completed, so we will unveil at our Halloween Bash. Again, Thank you.

**Halloween Bash:**

October 26, 2019 Saturday night at 6pm start. Costumes are optional, but wouldn't it be great. Dinner- just as with our mingles. It is Bring your own beverage of choice and a dish for all to share. We will have music, dancing and a Best Costume award. Please, we welcome all.

**Budget:**

The second mailing will be going out Friday, Oct. 11th. It will be mailed by Ameritech. In it you will have your Payment information for Nov. & Dec. (as banking will be changing with the new mgmt. co.'s) Be aware!!! The proposed budget and candidates for the Board for 2020 also. If you are not going to be present, please submit your proxy to someone who will. Follow the sealed envelope instructions carefully or your vote will be void.

Thank you for your support in the past two years. We are sad to see Nick Dowling (NJ Snowbird) resign but appreciate all the hard work he put forth to improve this community.

Please consider your Board returning to help finish the work in progress.  
The Best is yet to be, Karen Cleary