

Quarterly Newsletter
June, 2018

Message from the board president:

It was a great winter season and I very much enjoyed seeing everyone, especially at the KY Derby/Cinco de Mayo social held in the community room and patio. A fun time and good food were enjoyed by all. We plan to try and do this more often.

Order of Business

1. *Condo conversion status*- At the time of this newsletter we are in the title search stage. Upon completion of the search and filings with the state and county, we will receive our packets via mail containing new By Laws, Rules and Regulations, condo documents and a ballot for each owners' approval. Please mail your documents back promptly to ensure the completion of the process.
2. *Land purchase*-Several attempts were made to negotiate purchase with the remaining owners, they continue to ignore our offers. We are suspending our efforts until there is a show of interest of the owners.
3. *Landscaping*- has been mulched and planted, thanks to the landscape committee and volunteers for a job well done. Looks great!
4. *Exterior unit doors*- There has been some discussion and work done to entry doors. To conform with the approved design, the door that has been chosen is the "Majestic" model from ABC Doors in Port Charlotte. Phone 941-743-3982. Any further question regarding door installation or repair, please contact Tony Rosen. 314-808-5623 tonyjrosen@gmail.com
5. *Sign*-A new sign is in the design stage and should be installed before next fall. The words "condominium, pet free and smoke free" will be added. An additional sign placed on the opposite side of the drive stating; "Private-no thru way".
6. *Repair projects*- Summer repair projects include painting all the steel on the two stair towers, staining the dumpster fence enclosure, painting the pool

fence (in cooperation with VB1) and a small concrete repair at the dumpster area.

7. *Roof*- Our annual roof inspection was completed with a few minor repairs. An estimated 5 years remain on the current roof. We are getting estimates now in-order-to continue to build reserves to prepare for the replacement. Two layers of shingles will need to be removed.

8. *Plumbing*- The proactive plumbing repairs will resume this summer. Hopefully this will all be complete within a year.

Reminder

Owners that rent are reminded to submit rental applications to the board prior to renting. Applications may be obtained thru Sun State Property Management. Owners extending unaccompanied stays to family for brief periods are asked to let the board know of their arrival, avoiding awkward moments of confronting strangers who are not accompanied by an owner.

Enjoy your summer!

Tony