

Quarterly Newsletter
March 2019

Message from the Board President:

The fall/winter has been gorgeous, despite a few cold days. There has been no red tide since last fall. Downtown construction has been progressing nicely and patrons have returned in big numbers. Our building and grounds look great and many of us have been enjoying the pool.

Annual Meeting, January 16, 2019:

The Annual Meeting went well. Proper notice was given for the meeting date and location and proxy designations. There was a quorum present. Minutes of the 2018 Annual Meeting were approved. The condo conversion project was discussed. A new attorney was engaged and a title company was hired. A vote on the conversion and new by-laws will be held once the conversion is complete.

A change to the budget preparation process was described whereby a greater amount can be saved in reserves for the roofing project 5-6 years from now, without having to increase owners' assessments. This means we do not anticipate a special assessment will be required for this major expense.

Various maintenance activities and upgrades were described for those in attendance: new washers and dryers have been installed when needed; for the pool, a new heater, lights, circulation motor, chemical feeder and filter have been installed; painting of pool fence and stairway steelwork is to be completed this spring.

Discussion by owners included ensuring that all occupants - owners and renters - are aware of the rules for pool use to avoid compliance issues with Health Department regulations; a new grill is being considered for the common area outside the pool enclosure (acquired in January); consideration will be given for painting or replacing the carport roof at the south end of the lot; no further action or contact has been made on potential additional land purchases; discussion of roof wind mitigation measures was had (further information can be found on the website).

Carryover of funds was approved by unanimous vote. Partial funding of reserves was approved by unanimous vote.

After Meeting Party:

Many thanks to everyone who put together the after meeting party. As usual, it was a great opportunity to share and reconnect with friends and neighbors. Thanks to everyone involved!

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Condo Conversion Process:

We're very close to completion but not quite there yet. Please remain patient and be prepared to receive the new documents for review and approval.

Landscaping:

There have been discussions about replacing the two trees at the elevator entrance with two miniature palms. The existing trees have been adversely affecting the sewer waste pipes, one of which required expensive excavation and replacement last year. Also proposed are two Bismarck palms to be planted between the building and the pool area. Bids will be solicited and reviewed by the Board.

Painting the Stairway Structures:

Steel structures for the stairways have been painted and the trash area enclosure has been stained. Both are a great improvement.

Roofing Inspection:

We've had the first of our two roof inspections this year. No major problems were detected and minor repairs were made.

Loaning of Units:

If owners wish to loan their unit to a family member or friend, they are required to use our loaner form to ensure that occupants are aware of, and agree to comply with, all association rules (e.g. pets, smoking).

Enjoy the spring months and please take the opportunity to reconnect with your fellow owners and renters since almost every unit is now occupied.

Tony Rosen, President