

## Quarterly Newsletter January 2020

### **Message from the board president:**

Welcome back to many of you, hope you are enjoying the mild weather. The downtown area is buzzing with activity daily and many are enjoying the beach, golf and many outdoor activities.

### **Order of Business**

1. *Condo Conversion*- The vote held at our November 22<sup>nd</sup> meeting was successful. We have the ballots ready to be filed with the county and are now waiting for the final step for mortgage holders signing off on the process. This will be held by our attorney, anyone with a mortgage can help by providing the name and account number of their lending institution via email to Nicole Banks, [nicole@sunstatemanagement.com](mailto:nicole@sunstatemanagement.com) at Sunstate. This will expedite the process.
2. *Recycling*- This month the city of Venice is switching to a single source recycling system. This means all recyclables are in the same container. It will be more efficient but will require residents to be diligent as to what can be recycled. A list will be attached to the containers. Equipment used to recycle items cannot handle things like: plastic bags, cords and certain plastics.
3. *Roof Inspection*- Crowther Roofing completed the fall inspection and reports that if all goes well, we have approximately four more years until replacement is needed. Our budget is on goal.
4. *Water Heaters*- Must be replaced every 10 years according to our bylaws. Please remember to review your water heater records and take appropriate action. Tankless water heaters are NOT allowed as electrical wiring can not support the amperage load.
5. *Rented Units*- Make sure your renter is aware of the bylaws and a copy is in your unit for easy reference.
6. *Annual Meeting*- The annual meeting is scheduled for January 24' 2020. As usual, a social will be held right after the meeting. Details to follow.

For those of you who haven't arrived yet but plan to be here this winter, we look forward to seeing you soon.

*Tony*