

# The Banana Bunch



Summer 2017

## BOARD of ADMINISTRATION BANANA BAY CONDOMINIUM ASSOC, INC.

Barbara Peterson      President  
Clyde Hoover          Vice President  
April Scott            Secretary  
Craig Smith            Treasurer  
Tim Sparks             Director

## MANAGEMENT

Reconcilable Differences, Inc.  
Michelle Davis, LCAM Cell: 321-243-4346  
Sarah Davis & Gabrielle Porter, Office Admin  
2560 Palm Lake Dr., Merritt Island, FL 32952  
Office: 321-453-1585      Fax: 321-305-6199  
E-Mail: [Office@RecDif.com](mailto:Office@RecDif.com)  
Website: [www.ReconcilableDifferences.net](http://www.ReconcilableDifferences.net)

**NON Emergency Police:** 321-868-3251  
**Solid Waste-Special Pickup:** 321-837-0055  
**Insurance: SJR Insurance, Inc** 321-264-2434

**Maintenance:** Our full-time maintenance man Matthew Flierl is no longer with us. Billie Henry who had been working part-time is now our full-time maintenance man. If you have a need or a repair, please complete a Work Order located in the boxes by your mailbox. You may leave it in the box and Billie will retrieve it or bring it to the clubhouse.



**Spectrum:** Thank you to all the owners that participated in voting on the Bulk Cable contract offer from Spectrum. After tallying the ballots, the issue passed and the board has signed a new contract with Spectrum. The changes in service are scheduled to begin in October. Spectrum will be sending a letter to each owner with the details of the new plan and will give contact information for anyone who still has questions.



**Swimming Pool:** With the hot summer months upon us, please remember the rules: No glass containers, no food or drink within 4 feet of the pool edge, no pets within the pool area. The safety rope

must remain attached across the pool. The pool is available for all residents and cannot be used for private parties.

**Barbeque Grills:** No grills, electric or otherwise can be used or stored on balconies, under any overhanging portion, or within 10 feet of any structure. This is a change by the state fire marshal. Remember, this includes garages, townhome patios under the deck as well as midrise condos.



**Federal Pacific Electric Panels:** Some homeowners may have FPE panels installed in their units. It has been found that these panels can be unsafe. The panel circuit breakers can fail to trip when they should which could lead to a fire. In addition, there are reports that the circuits in the off position will send power to the circuit which can cause electrocution when working on the circuit when you believe it to be off.



**How to tell if you have one:** Federal Pacific Electric will likely be written on the cover of your breaker box. Inside, look for the name Stab-Loc (the brand name of the circuit breakers). Infinity Electric (321-794-0890) and Beach Electric (321-783-7030) are two local companies that you can contact to have your individual unit inspected. You can also contact a company of your own choosing.

**Financial Review:** The 2016 financial review has been completed by the CPA. All owners are entitled to a free copy of this report. If you would like one, you may request one in the office or by email.



**Personal Information Change:** If your emergency contact name, phone number or email have changed, please update us. Changes can be made by going to the website and completing an Attention Form or an Owner Profile sheet; email your request; or complete an attention form and leave it in the box in the office.



**Board Member Changes:** Please help us in welcoming our new board members. Tim Sparks joined the board in February after we lost Jim Miller. Tim works for Apollo Realty and brings expertise and knowledge of associations. He has been a resident for four years. Craig Smith is replacing Carol Langmesser after she had to resign her position. Craig has an engineering background and has been a unit owner for years. He will be taking over the position of treasurer and the current treasurer April Scott will now be secretary.



**Special assessment-** Thank you to those owners that have paid their assessment in full. These funds assist in paying incurred expenses. We have several unit owners who have not yet paid their first installment. The total assessment was broken down into payments because the board understands that this can be a hardship for those who do not have insurance coverage, but the expenses must be paid. Please contact us to work out a payment plan.



**INSURANCE REQUESTS:** If your mortgage holder requests an insurance certificate for hazard or other coverage on the association property, contact Robin Kendrick by email to [rkendrick@sjrinsurance.com](mailto:rkendrick@sjrinsurance.com) or by calling 321-264-2434, ext. 0. You will need your condo name, unit number, your name and loan number, among other things, and the form will be faxed to your lender. (You can fax the letter from the mortgage holder to 321-264-0779. Just verify all of the above information is listed, as they don't always list your condo name on their letter.) You can also visit [www.RecDif.com](http://www.RecDif.com) for insurance information.



**Clubhouse Reservation Policy:** When reserving the clubhouse for private use, there is a damage deposit of \$100.00 which is returned after the event unless there is damage. Reservations can be made by contacting the management office for availability and submitting a Clubhouse



Reservation form which can be found in your owner handbook, on line or in the clubhouse office.

**Pets:** We understand that pets are an important part of many lives, but Banana Bay has clear rules that all residents must abide by. The association rules concerning pets:



- Pets must be kept on a leash when outside
- Only one dog or cat under 30 lbs. is allowed
- No pet can create a nuisance to neighbors
- No pets are allowed in the pool area
- You must clean up after your pets
- Guests' pets must adhere to the same rules

**Website:** Please take a moment and check out your website! [www.RecDif.com](http://www.RecDif.com) is our main page. Click on the Banana Bay photo to access your property. Photos of your property, minutes of meetings, the FAQ form for realtors, tenant approval forms, application for shutters, insurance and wind mitigation forms, etc. are accessible at any time on our website.



**Concerns or complaints?** Please call us for emergency issues, or write up your concern and drop it in the office door mail drop in the clubhouse. There is also an online "Attention" form on the website – [www.RecDif.com](http://www.RecDif.com)

