

# The Banana Bunch



Spring 2018

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

Barbara Peterson	President
Clyde Hoover	Vice President
April Scott	Secretary
Craig Smith	Treasurer
Steve Winn	Director

## MANAGEMENT

Reconcilable Differences, Inc.  
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**NON Emergency Police:** 321-868-3251  
**Solid Waste-Special Pickup:** 321-322-7927  
**Insurance:** **SJR Insurance, Inc** 321-264-2434

**Annual Meeting:** will be held in the clubhouse on Tuesday, March 6<sup>th</sup> at 7:00 pm. We have 6 owners willing to serve, so an election will be held. Your packet of information should have arrived. Please call with any questions, because the secret envelope system required by Florida statute can be a little confusing! You may bring your ballot to the meeting but mailing or delivering it to the clubhouse ahead of time helps to make the process run more smoothly.



**Clubhouse Office/Maintenance Requests:** The phone number in the office had to change with the new internet service. For maintenance requests, please use this number, 321-613-2568, or go to [www.RecDif.com](http://www.RecDif.com) and complete an attention form, or complete one of the written forms at the mailbox kiosks.

**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.

**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
- If you have 1 dog or cat and your guest brings another, your unit has exceeded the pet limit per our documents, and this is not allowed

**Empty units:** It is imperative that the air conditioning be kept on even when a unit is not occupied, in order to prevent mold from establishing a foothold. Any owner refusing to do so will be held responsible for any damage to not only their unit but to those units attached.



**Spectrum:** Internet is now included in your monthly fee! You have to contact Spectrum to start the process, but now the tv cable and internet are paid by the Association. More details are on the bulletin boards next to the mail boxes.



**Publix Reconstruction:** Memorial Day weekend is the target date for re-opening Publix. We were all a bit surprised when the Publix wall came down with no notice that this was part of the reconstruction. However, we are now in close communication with the project supervisor on details that do affect us. There is a 10-foot utility easement on our side of the fence. FP&L will install new electrical



lines in the easement for utilities. FP&L is removing some Banana Bay electrical lines from a transformer behind Publix. We will be on a separate system and will have some of our electric lines replaced with new lines. Due to all this work, we did clear out large trees that had been planted in the utility easement. The root structure interfered with the trench for electrical and the new fence foundation. Publix took care of the root and stump removal.

In the future, we need to keep large trees and shrubs away from the easement area. We can call line locator to find the best place to plant and ask that owners not plant anything without board approval.

There will be a space in the new wall for our gate. Dave Westner and Billie Henry will construct a new one.

**Car Wash Areas:** Pavers were installed in the carwash areas. Several owners who had attended presentations on how to make your property more lagoon friendly had flagged these areas as steps in achieving this goal. Mike's Masonry did the work as he was on site completing work in the midrise area and has an excellent work history with Banana Bay. We are encouraged to reduce impervious areas that do not allow water to seep back into the soil naturally. They changed the slope so that we do not have large puddles of standing water in the driveways.



**Lagoon Friendly Lawns:** In addition to the pavers, we are working on landscaping as well. Our Landscaping company has been certified by KBB, (Keep Brevard Beautiful) for landscaping practices with fertilization. We now need to transition to installation of native plants rather than non-natives, and minimization of turf areas.



*"Through the Lagoon Friendly Lawns program, we can all be part of a community-level solution by making positive behavior changes when it comes to the care and keeping of our lawns."*  
<http://keepbrevardbeautiful.org/our-programs/lagoon-friendly-lawns>

**More on Landscaping:** After Hurricane Irma, we put in extra effort to trim back severely damage trees and shrubs. We decided to use it as an opportunity to refurbish areas. The large areas in section one and two by the boulevard were replanted with native plants. The coquina stones by the first entrance where partially buried under the old shrubs. Dan Alf, from our landscaping company, Tropic Greenery, rearranged them for us as well as working on a drainage issue between section 2 and 3.



The weeds did get away from us this summer. and fall. Once the weeds were spayed, a preemergent was applied to prevent (discourage) the sprouting of new weeds, and then mulch was installed. With a great deal of information stating that the active ingredient in Roundup (a very effective weed killer) is linked to severe health issues, we have been experimenting with other methods, but they have not been as effective. The use of herbicides also disrupts the lifecycle of beneficial soil organisms. This in turn makes the soil less effective, and affects the effluents quality that enter the lagoon water system. We are working with the landscape company with different methods of weed control. A less toxic mixture for weed control is made of vinegar, salt and Dawn detergent. It works for tender herbaceous weeds but was effective on grasses and nut sedge. The household vinegar is only 5% acetic acid and the more expensive product is 20%. We just purchased this at Sun Harbor Nursery and will try it next.

**North Pool Fence:** Bids were obtained for replacing the pool fences. The north pool fence was damaged from Hurricane Matthew and the club house pool fence was having issues as well. Billie Henry, maintenance, took over the responsibility and it was repaired in-house. We appreciate Billie's resourceful and good nature!



**Garage Roof & Carports:** The 2300 garage roofs were not replaced after Matthew, but Irma lifted about one fourth the southwest garage roof. Rock Home patched this portion and further repair is pending. The carports will be replaced by Paul Dupre of Concrete Restoration. His crew is working across the street now, on other Hurricane Irma damage and should be working on our carports soon.



**Gutters and Elevators:** Concrete Restoration completed the south facing gutters on the midrise buildings. He will complete the north side once the carports are completed. They are also contracted to complete the 2400 elevator repairs with Kone, our elevator maintenance company. The Elevator work schedule is dependent upon Kone getting the parts fabricated.



**Contracts and Bids for 2018:** After the above work is complete, we will continue with the repairs of the sea wall and meet with the contractors in March or April. Paving and painting bids are also being obtained.

