

The Banana Bunch



January 2017

BOARD of ADMINISTRATION

BANANA BAY CONDOMINIUM ASSOC, INC.

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MANAGEMENT

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NON Emergency Police: 321-868-3251
Oversized Trash-Special Pickup: 321-837-0055
Insurance: SJR Insurance 321-264-2434

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 a change by the state fire marshal.



Remember, this includes garages and townhome patios.

Maintenance Fees for 2017: On November 17th, the Board approved the Budget for 2017. The monthly maintenance fee is now **\$460.00** per unit. Sunrise Bank made changes in the processing of your monthly fees. If you did not order a coupon book to mail your check each month, please set up your automatic payment through PayLease. Go to our website www.recdif.com, "To Pay Monthly Fee" section and click on PAY ONLINE. We are willing to set it up for you if you give us a voided check.



Annual Meeting: Enclosed with this newsletter is the 1st Notice of the 2017 Annual Meeting which will be held on **Tuesday, March 7, 2017** at 7:00 PM in the clubhouse. We need volunteers willing to serve their community!



Please complete the back side of the form and return it to us if you are willing to serve! If you have questions before jumping in, feel free to contact management or a board member!

Maintenance: We have a new full-time maintenance man, Matthew Flierl, and a part time helper, Billie Henry. This super team is really keeping the work order request and routine work under control. If you have a work order, see the "**Concerns or complaints**"



section on page 2 for instructions. They are doing a great job for the community! You will also be seeing a new cleaning person, Tina, in the near future.



Cleaning: We also have a new person working with us to "spiff up" Banana Bay. Tina Ballard is here two days a week. The midrise unit have been a particular challenge to keep clean and clear of debris during construction. Tina is most pleasant and competent!

Annual Air Conditioner Maintenance: Jane Weese (321-799-9188) is organizing this service again on February 15th. Please call her if you are interested and she will put you on Kabran's schedule. The cost is \$39.00. Thank you, Jane.



Monthly Air Conditioner Maintenance: Take the time to flush your AC drain lines each month. A 1-cup mixture of equal of equal parts vinegar and water will keep your lines clear. Replace your air filter as well to keep your AC in good working order.



Dumpsters: Lids must be closed at all times. If you see it open, kindly shut it. Waste Management will **NOT** empty the dumpsters if there is anything leaning on them or in front of them. NO garbage should be left outside your unit door, not even for a few minutes. The bags leak and cause a mess that your neighbors should not have to deal with.



If you have over 50 pounds of courtyard debris removal, you must have it taken off the property for disposal. Owners cannot use the yard waste dumpsters on site for large clean-ups. That dumpster is for common area cleaning, small routine trimmings and removal. Please do not leave large or heavy loads of debris outside your courtyard gate for Matt to pick up. He will take a palm frond or two, but not the whole tree, PLEASE!

Call Waste Management, 321-837-0055, for pick up of plumbing fixtures, appliances, furniture, mattresses, etc. These are terrible lawn ornaments.



Do not stuff folded boxes into the trash chutes in the midrise building. They can magically unfold and clog the chute. Large boxes must be broken down and walked down to the first floor recycle bins. Food containers must be rinsed before being thrown into the recycle bins.

Website: Please take a moment and check out your website!

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, etc. are accessible at any time on our website.



Concerns or complaints? If you have a concern that the Association is responsible for, please call us for emergency issues, or complete a Work Order form, located in the boxes by your mailboxes. You can leave it in the box and Matt will retrieve it, or you can bring it to the clubhouse. You can also complete an attention form on the website, www.RecDif.com



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 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 for insurance information.

Residents: It is a requirement of the Association that we are made aware of new residents before they move in. A "Resident Profile" may be obtained on the website, or management will be happy to send you a copy. PLEASE make management aware in case a question or concern arises. The minimum rental term is 30 days, so no AirBnB or short term rentals are allowed.

Fire Sprinkler Voting Results: As a reminder, the Notice of Vote to Forego Retrofitting of Fire Sprinkler System in the units and common areas that was recently sent to you should be filed with the set of "governing documents" you received from your seller. Your documents are also available on-line. This form **MUST** be given to a new buyer when you sell or to a tenant when you rent.



Signs in Windows: Please do not post any political posters or 'For Sale' signage. There is a rule prohibiting it in the governing documents.



Items on Walkways: In both the midrise and townhomes, we cannot leave items on the walkways or sidewalks. Please remove shopping carts, flower pots, ceramic creatures, doormats, etc.

Hurricane Repairs: Midrise repairs continue. The roofs are beginning to take shape.

The carport repairs are on hold until we finalize our hurricane insurance settlement.

All fence damage repairs have been completed. Matt and Billie are still working on the repairs to townhome dumpster gates.

Enclosed with this newsletter is a letter with information concerning the discovery of asbestos in the ceiling popcorn and wall board paste that has delayed the interior repairs for the midrise buildings. We will have more information soon.