

2017 BOARD OF DIRECTORS

Craig Ponsonby	President
Dennis Dettro	Vice President
Robert Behling	Treasurer
Gail Burch	Secretary
John Roberts	Director

COMMUNITY MANAGEMENT

Reconcilable Differences, Inc.

Office: **321-453-1585**

2560 Palm Lake Dr., Merritt Island, FL 32952

E-Mail: Office@RecDif.com

Website: www.ReconcilableDifferences.net

NON-Emergency Sheriff: 321-264-7800

Solid Waste (Special Pickups): 321-837-0055

Insurance Agent: Trevor Barone

Brown and Brown Phone: 321-757-8686

Fountains and Ponds: Repairs and updates have been made to the ponds and fountains including the installation of carp screens to prevent the new carp from entering the drain and swimming into the river.



Light Bulb Replacement: Owners are encouraged to replace existing bulbs with LED bulbs. These bulbs last longer and are more economical.



Smoke Alarms: If your smoke alarms are 8 years old or older, they should be replaced. As a reminder, batteries in all the alarms should be replaced every 6 months.



Flooring Replacement: When replacing your flooring, it is recommended that a half inch gap be kept around the perimeter of the floor to allow for expansion and to stop any uplift issues. Please remember, permission from the



board must be obtained before doing any repairs or updates, either structural or on the outside of a building.

NEIGHBORLY GUIDE: Enclosed in this mailing



is a copy of the new Guidelines for Neighborly Living. This guide is meant to help clarify the governing documents of your association so that everyone understands what is needed to live in harmony.

Board of Directors Meetings: The Board meets most months on the 4th Wednesday at 6 pm in the clubhouse. Residents are welcome to attend the meetings but the pool house is not available for personal use until after the meeting is adjourned.



Elevator Pads / Floor Protection: ***EXTREMELY IMPORTANT*** Wall and floor pads must be used to protect the interior of the elevator. Wall and floor pads must be used to prevent damage while moving furniture, appliances, renovation materials / equipment or large bulky items. Pads and plyboard are located in the garage. If you require assistance with hanging/removing the pads and laying floor pads, please contact the management company at least 48 hours prior to need; they must also be removed within 48 hours of use. Please remember that any damage done to common property is the responsibility of the owner. To ensure no property damage to the elevator door, you must request an elevator key within 48 hours of your move.

Hi-Rise Lobby Committee: Thank you to Karen Dettro, Rae Ann Hinkle, and Marlene Woodside for volunteering for the mural committee. They will be working with a local artist concerning the costs of re-painting the current murals, painting the walls and/or adding framed prints. They will bring their findings to the board. This information will be mailed to owners for a



vote. The committee will also select tile options for the elevator floors.

Pool House Water: One of the outside shower heads, poolside, has been turned off while the water usage and possible leak are being investigated. The hot water to the pool house is also disconnected until further notice.



Snowbirds: While making plans for leaving for the summer, please keep the following tips in mind:

- Find someone who can visit your home while you are away to check for any problems.
- Remove all movable objects from porches and patios.
- Do NOT turn off your air conditioners. Leave at 80 degrees maximum.
- Put ½ cup of vinegar mixed with water down your condenser drain line to prevent blockages.
- Add 2 cups of bleach in sink opposite from your garbage disposal, wait 30 minutes and rinse well to help prevent back-ups in kitchen sink.
- Bring in your floor mat.
- Turn water heaters and water valves off.
- If you leave a vehicle, make sure tags will remain current, and that tires are in good shape and filled.
- Put a towel on window sills and at the weep holes in case of heavy rains while you are gone



Parking: Residents are reminded that guests must park in the spaces in the common parking area near the pool. “Residents Only” parking spaces in front of the high-rise buildings are limited and NOT intended to be permanent parking or assigned parking. Only regularly used vehicles should be parked in these spaces.



Pre-planning for Hurricane Season: Keep in mind that no plywood or nail holes are allowed on the buildings. Pre-approved shutters or high- impact rated windows are allowed, but **no**



tape is to be placed on windows. The National Hurricane Center recently announced that tape on windows gives a false sense of security and actually increases danger. Leslie Chapman-Henderson, president and CEO of Federal Alliance for Safe Homes also commented, "The shards can become bigger because they're being held together," Chapman-Henderson said. "You're wasting your time. You're wasting your money and you're potentially increasing the danger to your home." Approval of the Board of Directors must be obtained prior to the installation of hurricane / storm shutters. The “Owner Application for Installation of Hurricane Shutters” can be found on the management company web site.

Wind Mitigation Forms: The new wind mitigation forms are now on the website. Owners or their insurance agents can go online and print them off. Submitting these forms could save \$200 to \$600 on your policy.



New Maintenance Man: We have a new part-time maintenance man named Michael Depalo. He is a licensed handy man who comes with a lot of experience and knowledge. Michael is on property on Mondays, Wednesdays and Thursdays. If you see an Association issue that needs maintenance attention, please call the management office at 321-485-1585.



INSURANCE REQUESTS: If you receive a notice from your mortgage holder requesting an insurance certificate for hazard or other coverage on the association property, the quickest way to obtain it is by emailing Karen Sumner Ksumner@bbbrevard.com. Include 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 321-757-8687. Just verify all of the above information is listed, as they don't always list your condo name on their letter.)



AND remember: You can take advantage of “wind mitigation credits” and Unit Fire Sprinkler Certificates on your personal “H06” policy. Have your agent retrieve these from our website.

Keep your face to the sunshine and you cannot see a shadow. – Helen Keller