

Canaveral Sands News & Information Bulletin April 2011



Canaveral Sands Condominium Association, Inc.
Board of Directors:

Carol Martone	President
Joe Farber	Vice President
Bob Klorer	Treasurer
Barbara McPeck	Director
Jean Deck	Secretary

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President's Message

Canaveral Sands has had some changes in Board & Committee memberships this year. We would like to acknowledge the following for their time and service. Harold Fletcher (Treasurer), Jan Molinell (Landscape Chairperson) and Rose Rubino (Board Member). Their hard work for the betterment of the Association is greatly appreciated. Kudos to all of you!!!

New on the Board is Bob Klorer, who has agreed to assume the position of Treasurer. (Harold has agreed to stay on the Finance Committee as an advisor.) Harold has been instrumental in assessing our long-term needs and establishing reserve funds to meet them. His continued expertise is welcome.

The Association is preparing to paint building 2 and considering resurfacing the parking lot. Our goal is to keep Canaveral Sands a "great place to live". We remind you that Board/Workshop Meetings are open to all owners.

Property Manager (RDI) Message

Minutes from meetings/workshops are not posted on the Web-Site until they have been approved by the Board. This sometimes takes a month or more depending on scheduled meetings and agendas. As an example, the January Board meeting minutes were not part of the annual meeting agenda and were not

approved until the March meeting. All minutes are posted as soon as they are approved.

Note: The current CPA review is available to all owners at no cost.

Building Painting Update

The painting of building one is complete. Building 2 painting is next and will proceed as bids and contracts are finalized.

Please remember window screens will be removed during the painting process. If any screens are found to be in poor condition; it is **strongly suggested** owners have them repaired or replaced.

Corrosion of screen frames will eventually cause corrosion of the window frames. Replacement of window screens is the owners expense.

Turtle Season

Turtle season is from May 1st through November 30th. The City of Cape Canaveral mandates that no lights of any kind are to be visible from the beach during the time of 9pm to 7am. The city assesses a fine for each violation. They also recommend that drapes be closed to reduce light and that balcony lights be turned off. Do not disturb nests on the beach or attempt to handle baby turtles .

Limited Common Area

Your patio/balcony is considered a “limited common Area”. A full definition and a description of what you may or may not do to this area is found in your Condominium Document Declarations.

If you damage or compromise a “limited common area” you will be held liable for that damage .

Mold Prevention

Because mold can spread from unit to unit, please monitor your unit for mold sources. Air flow, high humidity, and water leaks are a few examples of the causes of mold formation.

Condominium Document /Rules & Regs

Our goal at Canaveral Sands is to ultimately create a cohesive, beautiful and cost efficient environment. Observing the rules and regulations as stated in the Condominium Documents/ Rules and Regulations will enhance the quality of life of all our residents and guests.

Please refer to the [Canaveral Sands Declaration of Condominium](#) and the [Canaveral Sands Condominium Handbook](#) regarding your questions and concerns.

Please keep in mind that owners, tenants and guests are all subject to the condominium regulations.

Concerns/Complaints

Owners/tenants may address minor problems by using the “Situation Needs Attention” form available in the Recreation Room. If you feel this form is not sufficient, please put your complaint in writing and send it to RDI.

Serious issues will need documentation for further action.

Volunteers

If you feel you can contribute to the Canaveral Sands Community, please consider joining a committee.

Contact RDI for details.

Reminders

1: Please keep garage doors closed when not in use. This will increase security and reduce exposure to the elements. **Please make sure the garage door is closed when evacuating for a hurricane emergency.**

2: Using corroded keys will eventually destroy the locks on the pool and beach gates. Please keep your gate keys clean and corrosion free to reduce upkeep costs. Gates must be kept closed at all times.

3: All food waste needs to be bagged before placing in dumpsters. Failure to do so creates a health hazard.

4: Keep dryer filters free of lint. The lint collected in the filter can catch fire if dryer is hot enough .

5: If your door bell is not working, call RDI and they will send maintenance to look at it.

6: If you need to replace your entrance door handle, please have it done prior to building painting. Please call RDI for information as to type of replacement to purchase.

7: Water shut off valves should be closed and opened periodically to insure proper working condition.

“ Ah, summer , what power you have to make us suffer and like it.”

Russell Baker`

