



Canaveral Sands

News



APRIL 2010

Canaveral Sands Condominium Assoc, Inc.

Board of Directors:

Carol Martone	President
Rose Rubino	Secretary
Joe Farber	Director
Jean Deck	Director
Barbara McPeck	Director

Community Association Management Company

Reconcilable Differences, Inc.

109 Long Point Road

Cape Canaveral, FL 32920

Office: 321-799-0660 Fax: 321-799-0630

E-Mail: RecDif@earthlink.net

www.ReconcilableDifferences.net

Reducing Expenses

"Charity begins at home" and we here on the Board at YOUR home are working hard to reduce costs and expenses. This is our goal. As you can imagine, this takes an enormous amount of time and effort. Your Board cannot do all what is needed to regularly manage our building issues AND also try to find ways to reduce costs and expenses.

For those owners who are not on premises or for those who do not attend our meetings may not realize what the managing of our complex involves; ongoing regular maintenance issues, repairs, legalities, problems, foreclosures, slider installations, the most recent massive concrete restoration project which lasted an entire year and the upcoming elevator repairs/replacement. This has been a heavy burden on all who have worked diligently to see

these issues through. We just wanted all to know that we are all fully extended and pooped. ;)

Speaking of foreclosures, we are lucky enough to have only two condos that are behind in their condo fees. We will get 6 months fees back when they become bank owned.

We have repeatedly asked for volunteers to help on sub-committees and will continue to do so. The bad news is we get little or no response. The good news is we recently did get several volunteers! It is our pleasure to thank these three volunteers who came forward, stepped up to the plate and took the challenge. So many, many thanks to Jan Molinell, Christy Anderson and Carrie Hendry. Jan is heading up the Landscaping Committee replacing Joann Smalley who has "retired". She continues to be on the committee and offer her expertise and for this we are truly grateful. Thanks for all the years of your hard work Joann. Both Christy and Carrie are working with our Contract committee. They each have accepted the responsibilities and we know just how much work this entails and we wanted all to know and thank them as well. A special thank you goes out to all our committee members; their hard work is well appreciated.

If there is anyone out there still lurking in the bushes, who would like to volunteer their time and effort into helping us to further reduce expenses, PLEASE let us know. There is much work to do and not enough hands to do it all.

For your information, each budget year, any and all expenses for the ensuing year must be finalized before the end of the summer. At that time, the budget must be worked on and that's the reason why

time is of the essence. So if you have any ideas that you would like to work on, let us know as soon as possible.

The budget process is time consuming, involved, long and tedious and must be ready by November of each year. We want to thank Harold Fletcher and the budget committee for the wonderful job he's done for us all for all these years.

Improvements

We also want to thank Barb McPeck for her work in getting us a super deal for the two new lovely concrete tables and benches that now sit in the pool area. They look lovely and are already being enjoyed by many.

We have also installed non-skid rugs in each elevator to prevent slipping and sliding from the humidity, rain and when people use the pool and don't towel off first.

Insurance Information:

We want to remind all unit owners that whether you have a mortgage on your unit or not, Florida Statutes now require all condos to be insured for hazard repairs and all policies must include "Loss Assessment" coverage of at least \$2,000. This policy will then pay you up to that amount for any Special Assessment in the future that is assessed by the Board to cover catastrophic repairs. The Statute further requires that all owners send proof of this coverage to the Association. Your insurance agent can mail or fax a "Certificate of Insurance" for your unit to the Association. On that certificate, you need to make the Association an "additional insured" as certificate holder. Please have the certificate addressed to: Canaveral Sands Condo Assn., Inc, c/o RDI, 109 Long Point Rd, Cape Canaveral, FL 32920.



More good news: Please call RDI if you need a copy of the Wind Mitigation Form for your insurance agent. This may save you money on your condo insurance, so make sure you let them know the form is available.

For those of you with mortgages on your homes, your mortgage holder may, annually, require proof of Association insurance. To obtain this certificate for your mortgage company, you may call the Association's agent, go online, or fax your letter to the agency. Here is that information:

Ranew Insurance; agent Josh Ranew
321-722-2338 (phone) 321-722-2138 (fax)
www.ranewinsurance.com

Lien/Foreclosure Process: The majority of our owners pay their monthly maintenance fees in a timely manner. For those who do not, foreclosures and non-paying residents hurt EVERYONE. The Association has voted to lien and foreclose on any unit that does not pay its monthly fees in accordance with the condo documents. In this way, deadbeat residents will not have free access to the Association's recreational facilities and utilities until a bank forecloses. The Association will evict them and place a tenant in the unit until we can re-sell or the bank places a new owner in the unit.

Keep our fees down-Toddlers Swimming:



Per the Health Department, babies and toddlers utilizing the pool need to wear the "Lil Swimmer" when in or around the pool. This will help ensure no human waste enters the pool. If an accident does occur, please contact maintenance or management immediately so the pool can be closed and procedures taken to protect the health of others.

"A penny saved is a penny earned"

Thanks to the continued efforts of Rose Rubino, we were able to obtain FREE turtle compliant light bulbs for the required lighting for the stairwells that face or shine out onto the beach. These were provided under a County grant. These bulbs that we would have had to purchase cost \$30+ each and we saved upwards of \$600. Yay!

We will be getting several more of these light bulbs (these last ten years and use less energy –saving more money) for the new State required lighting fixtures around the pool. More money saved!

Soundproofing Between Floors:

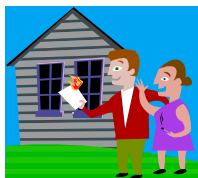
Even carpeted floors can sound loud to those below if the walker is "heavy-footed". Please remember your downstairs neighbor and "walk softly".

Noise Issues and Suspicious Activity:

Residents should report excess noise or suspicious activity by calling the Sheriff's non-emergency line (321) 264-5100. If you need immediate police response, call 911.

Save money-Vacant units:

It is imperative that the air conditioning be kept on even though 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. Damage to your unit can be extremely costly as well.



Tenants: It is a requirement of the Association that we are made aware of new tenants before they move in. A "Renter Profile" may be obtained on the website or management will be happy to send you a copy. PLEASE help management and neighbors know who is living in your unit.

Parking Spaces:



As a reminder, please only utilize ONE parking space in front of your building. If you have more than one vehicle or you have guests visiting, please have them park at the outer parking spaces.

2009 CPA Review:

The CPA Audit of the 2009 income and expenses is being completed. Any owner who would like a copy just needs to call the RDI office and we will send you a copy as soon as they're available!

Board Meetings:

Please check the bulletin board next to the elevator for a meeting notice, which is posted 48 hours before a meeting. All owners are encouraged to attend. Also, if you are driving in from out of town for the meeting, please call the office first to confirm the time or a date change.



BOD Meeting Minutes: Want to see copies of the most recent BOD meeting minutes or see a copy of the latest rules and regulations? Then go to the RDI website listed on page 1 and click on the Canaveral

Sands icon. There's a lot of interesting information contained on the Association Management's webpage. Check it out.

Sliders – Shutter Installations: A number of unit owners have had serious issues with their slider installation from a specific company.

If you are trying to locate a reputable contractor and before you hire one, ask!

As you know, the best recommendation is word of mouth. Ask your neighbors who they have used for installing shutters, sliders, repairs and restorations. Get the skinny on who's who in Cape Canaveral so you can be sure not to get involved with any shady, unreliable or non-reputable companies.

A good idea when contracting with the company of your choice might be to negotiate payment terms before you sign on the dotted line. A deposit is usually required before a job starts. Do not give any deposits until the Board has approved your application. Also, a written agreement that the balance due, once the job is completed, is to be payable AFTER the City of Cape Canaveral has completed their inspection of the job and given their approval might save YOU many dollars and heartaches.

Future Newsletters: Anyone wishing to contribute an article for future newsletters, please mail or e-mail your information to the RDI office. Please include your name and telephone number so that we may contact you should we have any questions.

Cost Cutting Ideas – What do you think? We need to know.

One easy immediate way to cut costs would be taking advantage of Email. This would save all of us money in ink, paper and postage. Every little bit helps folks. All you would need to do is email anyone of us on the board, provide your name, condo number and we're off to saving money instantly.

Are you thinking about installing hurricane shutters? You may want to consider wrap around shutters rather than the shutters that attach to the building in front of your sliders. Our engineer maintains that wrap around shutters would minimize damage to our entire balconies thereby saving us big money come time for the next concrete restoration.

Any and all suggestions/ideas are welcome. Please get involved, please volunteer to help us keep costs down. Please let us hear from you.

We have some preliminary ideas which are listed below. Many of these issues would require a vote, which again costs us money for we get enough interest, we will pursue, if not, we will not go further. It's all up to each of us.

Now please let us know what you think about these issues:

Our current condo documents prohibit us from posting signs on our property to advertise:

-Our garage sales

-Our ability to hang a "For Sale" sign in your car

And last but not least, this same limitation prevents us from posting signs to advertise the sale of our own condos. This includes "Open Houses". This is also especially important when we want to sell our condos and now with this economy and our foreclosures – even more so. We want these foreclosures to be sold as soon as possible so we can begin to collect our monthly condo fees again.

In addition, our condo documents prohibit us from some income generating possibilities:

-Charging a fee for the use of our clubhouse to help with our maintenance, repair & replacement costs.

-Leasing out some of the outer most parking spaces (closest to the street) & away from garages

HURRICANE PREPAREDNESS:

It is that time of year again and volunteers are needed to prepare the common areas as needed for oncoming storms and quickly respond to hurricane related damages. The Association is in the process of obtaining information on residents who would need help in an emergency. Please call and let us know your name, unit number and phone number if you wish to be on our calling list or volunteer to serve on the committee.



Here are some helpful tips in being prepared.

Include a 3 to 7 day supply of the following items:

- ✓ Batteries
- ✓ Battery operated radio
- ✓ Bleach (without lemon or additives)
- ✓ Butane lighters and/or matches
- ✓ Wrench and pliers to turn off utilities
- ✓ Camera & film

- ✓ Cleaning & sanitizing supplies
- ✓ Eating utensils (disposable)
- ✓ Extension cords
- ✓ Whistle to signal for help
- ✓ Fire extinguisher
- ✓ First-aid kit
- ✓ Flashlights
- ✓ Fuel for car
- ✓ Prescriptions
- ✓ Manual can-opener
- ✓ Non-perishable canned or packaged foods & beverages
- ✓ Plastic trash bags w/ties
- ✓ Tarps
- ✓ Toiletries: toilet papers, moist towelettes, personal hygiene items
- ✓ Water (7 gallons per person)
- ✓ Pack up important documents & important papers in waterproof bags

Prepare your home for the storm:

1. Develop a complete plan of action with the entire family. This should include evacuation, procedures and preparation tips for both inside and outside the house.
2. Have a back-up plan if key person is not available.
3. Get cash from ATM / bank.
4. Determine evacuation routes.

Useful Contact Information:

- Brevard County Emergency Management
321-637-6670
- Information Line During Disasters ONLY
321-637-6674 or 211
- Web Site: www.embrevard.com

Hurricane Categories

- Category 1: Winds of 74 – 95 mp
- Category 2: Winds of 94 – 110 mph
- Category 3: Winds of 111 – 130 mph
- Category 4: Winds of 131 – 155 mph