



Canaveral Sands News & Information Bulletin December 2010



Canaveral Sands Condominium Association, Inc.
Board of Directors:

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

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President's Message

This past year the board and committees have spent a great deal of time evaluating the needs of Canaveral Sands. We have many projects ahead of us including those mandated by the state as well as cyclical expenses.

We are fortunate to have so many dedicated people willing to spend their time and sometimes money to make Canaveral Sands one of the most desirable complexes on the beach. My thanks go out to all of them for their hard work.

Posted board and committee meetings are open to all owners. If you have suggestions, comments or concerns you are welcome to attend. If you would like to join the board or committees please contact RDI.
Carol Martone

Property Manager (RDI) Message

RDI has been with Canaveral Sands for almost seven years. We have and will continue to work with the board of directors and home owners for the benefit of the whole association.

Mandatory Elevator Upgrade

The state of Florida has mandated elevator upgrades that are to be completed by 2015.

The association is in the process of evaluating what is needed to comply with these requirements.

If more information is desired, please review board meeting minutes posted online at www.reconcilabledifferences.net/CS.htm, click on 2010 under the title "Minutes of Meetings" or contact RDI for a hard copy.

Building Painting

The painting of building one is already in progress. Buildings two, three and four will follow in successive years until the project is completed. Walkways are a separate issue that will be addressed when funds are available.

Window screens (not sliders) 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 at owners expense.

Sliders & Shutter Maintenance

Prior to changing sliders or installing shutters, please contact RDI to obtain the required forms. Improper installation may result in damages to the building for which you will be liable.

New Cable Service

Brighthouse Cable, the provider of our basic service, has new service packages currently available to our property owners. Information and pricelist brochures are available in the recreation room or call Brighthouse Cable Services at 1-866-309-3279 for complete information.

Recreation Room Fees

The board has approved a **nonrefundable** rental fee of \$ 50.00 to defray cost incurred by use of the room. Additionally, a **refundable** deposit of \$100.00 will be required to insure the room is returned to its prior condition at events end. A satisfactory inspection will result in a complete refund of the \$100.00 deposit.

The policy took effect October 1st. Management must have two checks; one check for \$ 50.00 (non-refundable fee) and one check for \$100.00 (deposit).

Reminder: **The reservation is not confirmed until the form and the checks are received in the RDI office.** Reservation forms are available in the recreation room.

Landscaping

Due to a severe winter combined with a summer long drought the condominium landscaping has noticeably suffered. The landscaping committee is working hard to restore the grounds to their former condition. Please be patient.

Budget Meeting

The 2011 annual budget meeting was held on November 8. The monthly maintenance fee for 2011 was set at \$ 460.00.

Proxy returns favored partial reserve funding. The proxy survey is a important part of the boards decision making process. Future proxy surveys must be returned by the stated deadline for your opinions to be considered.

Ridgewood Avenue Beautification

The Ridgewood Avenue renovation is part of the ongoing City of Cape Canaveral Beautification Project. Repaving of the avenue is the final step and is scheduled to be completed by the end of 2010.

Social News

Currently, there are several ongoing social events planned . Please check the bulletin board for descriptions, time and dates. Details for association parties can be found on the bulletin boards as well.

Notes of Interest

- 1: If a homeowner prefers, future newsletters can be sent to their e-mail address upon request. Please register with RDI your current E-mail address.
- 2: Will all owners and renters please take a few minutes to review the condominium association handbook rules regarding the following: rental units, parking, pool and pets. **A periodic review will be beneficial both to ourselves and our neighbors.** If you do not have a handbook contact RDI.
- 3: Please keep garage doors closed when not in use. This will increase security and reduce exposure to the elements.
- 4: When you trade your car, buy a new one or get new license plate numbers, please remember to register the new vehicle status with RDI. All owners and renters should register their vehicles with RDI. Un-registered vehicles are subject to be towed after a time.
- 5: 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.
6. Wind mitigation credits from your Insurance Company are available ANNUALLY. The forms can be obtained through RDI.

Happy Holidays