

DOLPHIN BEACH HIGHLIGHTS

BOARD of DIRECTORS:

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Sandy Hunter	Vice-President
Debbie Stanley	Treasurer/Secretary

MANAGEMENT:

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SPRINKLERS:

The irrigation system at Dolphin Beach is old and B&B Sprinklers has been checking to make sure it's working properly. Please be patient while they correct this and then we will install new sod and some new plants!

JANITORIAL: You may notice we have a new janitorial/maintenance person named Burt. Please give him a smile and wave when you see him.

PET WALKING & PLAYING IN THE COURTYARD:

Some owners have pets. Most of the time, they are a joy and companionship for the owner. Unfortunately, some pets affect neighbors when they are allowed to bark at inopportune times. Middle of the night barking affects neighbors who need their sleep, and other pets are barking all day while their owners are away, which is a problem for residents who are at home. PLEASE REMEMBER that your actions or lack thereof affect



MANY people in a condominium. County regulations requires you to keep all pets on leashes when outside and to clean up after them IMMEDIATELY. There have been a number of complaints about someone allowing their dog to defecate in the courtyard and not cleaning it up. If it continues, you may be required to remove the animal from the property. Please remember: renters are not allowed to have any pets.

PARKING:

We are very limited in our parking at Dolphin Beach. Per your current Rules and Regulations, Section III: *"Parking space is limited to one (1) vehicle per unit. Additional cars and commercial vehicles, except service vehicles, should be parked, subject to city regulations, on Palm Lane, the adjacent street to the north of the Condominium."*



There are some owners parking more than one vehicle on the property and some do not have the required parking tag visible. Whether you have an additional tag or not, there's only one space allowed per unit. Residents of Cocoa Beach are able to purchase a yearly parking sticker that can be used for Palm Lane. Stickers may be purchased at the Cocoa Beach City Hall on the corner of A1A and Minuteman Causeway for \$5.00 and non-residents may purchase the sticker for \$25.00. Please remember you must adhere to the city's regulations for parking.

INSURANCE REMINDER:

As of January 1, 2009, Florida Statute requires all unit owners to procure insurance on their unit, an H06 policy. This new statute also requires that the policy has a minimum \$2,000 "Loss Assessment Coverage". This rider will pay you up to your maximum amount toward any required Special Assessment that the Association votes on in the case of catastrophic property damage. Make sure to update your policy with this coverage and make sure the agent sends a "Certificate of Insurance" to the Association, care of RDI. Statute allows the Association to obtain a policy for you if you do not have one, and bill you for it if we do not receive proof of your coverage.



WILD CATS & RODENTS:

We are still having a problem with wild cats being fed by an owner in the complex. This brings more wild cats along with raccoons, rats and birds. They all make messes and can be dangerous. PLEASE do not feed the wild animals, do not feed your own pets outside, and be sure to dispose of any food or feeding bowls you see. The less “attractive nuisances” we have, the less unfavorable animals will be roaming the complex. This is not a feral cat colony and it’s against the law to claim it as such. We need your assistance in combating this issue. Management can only do so much when calls are made to complain about cats howling and their feces. Dolphin Beach is your home and you must also help in alleviating the problem. If you see containers or dishes with food in them, throw the food and container/dish in the dumpster.

FINANCIAL REPORTING:

Per the Florida Statute 718.111, all unit owners are able to attain a copy of the 2010 yearend financial report. If you want your own copy, please call the Reconcilable Differences office and we will mail you a copy as soon as they’re available.

PERSONAL AIR CONDITIONING UNITS:

Owners are responsible for their own air conditioners and the damage or staining they cause to the condominium building and walkways. We ask that you inspect your air conditioners and the water and rust that are dripping out of many of them. We ask that you repair or replace the units when the rust starts dripping down the side of the building.



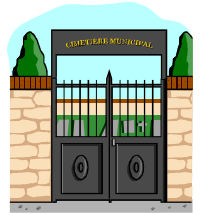
ITEMS OUTSIDE YOUR SLIDING GLASS DOORS:

Please remember that **only** 2 chairs, a small table and a small plant are allowed outside your sliding glass door and if you’re on the first floor, these items cannot inhibit walking past your unit. Some people are keeping grills, chaises, toys, bikes, beach chairs and other unauthorized items outside. These cannot stay and we will have to remove them if not brought in by the resident. Please call us if you are unsure about what you are allowed to keep

outside. Having 4 chairs stacked up does not equal 1 chair, it’s still 4 chairs. Bikes are also NOT allowed on the walkways.

SECURITY GATES:

We’d like to remind you to close the security gates. Propping the gates open defeats the purpose of the gates. There have been instances of residents disabling and/or breaking the locks on the gates. It’s your assessments that must pay to repair the damage.



ASSESSMENTS:

Some have asked what your assessments pay for. Items include insurance, legal fees, state licenses/fees & taxes, land leasing, office supplies, postage, screening, management, cleaning, landscaping, pest control, building repairs, plumbing repairs, cable, water/sewer, gas & electric, dumpster and of course the Reserves that help pay for future repairs and replacements.

Please remember that this property is your home and take care of it as you would if you had to pay for all repairs yourself. If you drop or spill, clean it up as quickly as possible and if you see neighbors not taking care, either remind them or call management and we will remind them!

NO LOITERING SIGNS:

You may have noticed new “no loitering” signs at the west end of the buildings. By posting the signs, we are enabling the Cocoa Beach Police to patrol and question individuals that appear to be loitering. The police also have the authority to trespass an individual without the Board having to sign off.

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.

