



# DOLPHIN BEACH HIGHLIGHTS

## APRIL 2011

### BOARD of DIRECTORS:

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### MANAGEMENT:

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### CPA REVIEW:

Owners are entitled to a free copy of the CPA Review. Please contact management if you desire one.

### JANITORIAL:

Our janitorial/maintenance person is named Lorinda (Lulu). Lulu has also been put in charge of keeping the sprinklers in working order. If you discover a broken head or one that needs adjusting, please let Lulu or our office know about it so the issue can be addressed.

### PET WALKING & PLAYING IN THE COURTYARD:

Some owners have a pet, as allowed in the governing documents. 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 residents allowing their dog to defecate in the courtyard and not cleaning it up. Some are allowing urination on the walkways and expect others to clean it. If your animal makes a mess, YOU are required to clean it up. 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.

### 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.

#### **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. 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. Unfortunately the 2 studio units that face the courtyard are not allowed to place any items in the walkway or next to the staircase. 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.



#### **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.

#### **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. 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!**

#### **PAINTING UPDATE:**

The building will be prepped for painting and that should be completed by the middle of May. Once we have an exact date for the painting to begin, all residents will be notified and vehicles will need to be parked elsewhere during this time. Comfort Inn will again be contacted for permission to park vehicles in their lot if the vehicle is registered with them. The painting contractor and the association will not be responsible for any damage if the owner of the vehicle refuses to move it. Once the painting is complete, the new AC covers will be installed as well as the new bulletin board. The next project will be resealing the parking lot. Unfortunately, you will again be required to park elsewhere. More information will be forthcoming.



Once the summer is over and if funds are available, we'd like to re-sod the east side. We would also like to replace the "dolphin" in the courtyard. If you have any suggestions, feel free to contact us.

#### **COMPLAINTS:**

We have received complaints of excessive noise late at night. If you return to your unit late at night, please be considerate to those around you and refrain for talking loudly, playing music and/or slamming doors. Sound carries during the night.

