



**Board of Directors:**

Randy Malecha	President
Glen Farnum	Vice President
Debbie Stanley	Secretary
Kathy Mocko	Treasurer
Jeanette Cullen	Director at Large

**Property Management Company**

Reconcilable Differences, Inc.  
 Michelle Davis, LCAM Cell: 321-243-4346  
 Ted Manna, Facilities Oversight 321-890-8845  
 Sarah Davis, Office Admin 321-453-1585  
 Gabrielle Porter, Admin Assist 321-453-1585  
 2560 Palm Lake Drive, Merritt Island, FL 32952  
 Office: 321-453-1585 Fax: 321-305-6199  
 E-Mail: [Office@RecDif.com](mailto:Office@RecDif.com)  
 Website: [www.ReconcilableDifferences.net](http://www.ReconcilableDifferences.net)

**Other Important Numbers:**

Non-Emergency Sheriff Matters  
 (321) 264-5100  
 After Hours Elevator/Water Issues:  
 (321) 243-4346

=====

**Pet Rules:**



Pelican Point wants to remind everyone with pets to remember and adhere to the rules. Each unit may have up to 2 pets, which weigh less than 24 pounds each. Please be careful of the weight of your pet, the number of pets (even inside pets have to conform) and PLEASE remember that County Law requires them to be on a leash when outside, and requires that the owner of the pet clean up any “droppings” immediately. The pet walk area is in FRONT of the building at the retention pond, NOT at the seawall. For a pet to be considered a “Service Animal”, proof is needed prior to move in, especially if animal is over the weight limit.

**Anode Rods for Water Heaters:**



Installing and replacing an anode rod at regular intervals may **increase the life of your water heater**, saving you money, time and the inconvenience of having to replace your water heater. The job of the anode rod is to divert corrosive action away from the tank walls to the anode rod. These can be installed for \$125 - \$150 by a plumber. Please contact Board President Randy Malecha for details.

**Tenants:** It is a requirement of the Association that we are made aware of new tenants before



they move in. You can obtain the “Renter Profile” on the website, or from the on-site office or from management. PLEASE help management and neighbors know who is living in your unit. Even if a friend is staying in your unit for a week, please e-mail us with that information so we can assure your neighbors that an approved person is there. And if you have the same annual tenants, year after year, we also need updated information on them as well.

**Website:** Please take a moment and go to your website



[www.ReconcilableDifferences.net](http://www.ReconcilableDifferences.net) is our main page. Click on the Pelican Point sign photo to access your property. Photos of your property, minutes of meetings, the FAQ form for realtors, forms you will need to reserve the clubroom, the form to sign up for auto payment of your maintenance fees, tenant approval forms, pet registration, etc.; These forms are accessible at any time on our website.

**Do you have a concern or complaint?** We



have “Situation Needs Attention” forms at the office door. Please fill one of these out and leave it in the black locked box. If you can’t get to the office, please e-mail us your concern and we will get it to

the proper person to handle it. There is also an online “Attention” form on the website – [www.RecDif.com](http://www.RecDif.com)

**Maintenance Fees for 2017:** On November



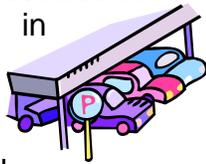
11th, the Board approved the Budget for 2017, and the current monthly maintenance fees of \$250 per unit, per month will remain the same. You will be receiving a coupon book to use for your payments or a letter from the bank to verify that your automatic payment is still in place.

**Pool News:** The work on the pool continues



and the pool should be reopening soon. Thank you everyone for your patience and understanding during the renovations.

**Parking Spaces:** Reminder: Residents may park ONE (1) vehicle in spaces designated as “Owner” spaces and must display a current resident tag on the rear-view mirror. All other vehicles



belonging to residents and vehicles belonging to guests, are to be parked in “Visitor” or specially designated areas. If you will not be in the unit for more than one week, you need to park out in the “2<sup>nd</sup> vehicle” or guest areas. Failure to abide by the parking rules and regulations may result in the vehicle being towed at owner’s expense. Residents are responsible for ensuring guests also abide by the parking rules. **Please also remember that vehicles in the lot MUST be currently registered and in good running order. No flat tires, oil leaks, or abandonment.**

**Annual Financial Review:** All owners are entitled to a copy of the year end CPA Review Audit. It is also available for inspection on the website. If you would like a printed copy of the report, please let us know.



**Roof Access:** Make sure a Board member or management is given at least 24 hours’ notice of your need to access the roof, because it is locked and arrangements will have to be made to have it unlocked and then checked after your contractor completes his work.



**Barbeque Grills:** No grills, electric or otherwise, can be used or stored on balconies, under any overhanging portion, or within 10 feet of any structure. Florida Fire Code changed, and now **NO** BBQs can be used on balconies at all.



**Recycling:** When you bring your recyclable items to the bins, please remove them from the bag you carried them in, and put this bag in the dumpster or take it with you to use again. Also, remember to remove the caps to your plastic bottles. Please be cognizant of “what goes where”.

