



Sunrise Landing Gazette

SPRING 2010

Sunrise Landing Condominium Assoc, Inc.

Office: (321) 639-3360

E-Mail: sunriselandingco@bellsouth.net

Board of Directors:

Chuck Zimmerman	President
Glen Michaels	Vice President
Kay Briley	Secretary
Barbara Long	Treasurer
Cliff Kott	Director
Sally Mifflin	Director
Ruth Werth	Director

Community Association Management Company

Michelle Dugan / Brandi Lowder / Sarah Davis

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

Other Important Numbers:

Non-Emergency Sheriff Matters (321) 264-5100

After Hours Building/Water Issues: (321) 243-4346

Insurance Agent Josh Ranew: (321) 722-2338

PRESIDENT'S MESSAGE:

Thank you to all owners who participated in this year's election of

Board members of our condominium association. I believe we have seven well qualified, interested, and independent thinkers comprising this year's Condominium Board for Sunrise Landing.

Immediately following our annual meeting, this Board met and resulted in my becoming this year's Board President. I am looking forward to working with everyone on the Board towards maintaining the grounds and buildings of our entire complex as efficiently as possible.



Although BT was not elected to this year's Board, she has graciously consented to continue volunteering in the office on Thursday's. We are very grateful for her willingness to continue to work on behalf of all of us.

Likewise, we thank our past President, Sharon Skaggs, for all her hard work, as well as Ingrid McKinney and Linda Fisher, both of whom left during the year but contributed as Board members until their departure.

Our new members and officers are listed elsewhere in this newsletter. Please feel free to contact any one of us if you have any issues or concerns regarding the operation of the Board or the cleanliness, maintenance, safety, or operation of Sunrise Landings as your home.

As I embark on my Presidency of our Condominium Board for the coming year, I recognize we have a large number of both owner and tenant occupants in our community. Every one of us deserves a clean, pleasant and safe environment. Moving in to a condominium community, we recognize we must accept certain restrictions in respect of our neighbors and to maintain a harmonious lifestyle.

At the same time, we enjoy our individuality in many ways. One example is how some choose to modify their immediate common areas. Our recent vote to allow this in back of all units reflects this desire.

Strictly speaking, this is not permitted, but it is one example of the difficulty of administering an association such as ours. I am committed to work within our regulations and the law governing condominiums while respecting everyone's individuality as much as possible. I am also committed to operating in a very fiscally sound and conservative manner to not only preserve our currently healthy financial status, but to improve it in the coming year if at all possible.

Our first Board meeting is scheduled for **Thursday, April 22, 2010**. As always, any owner is entitled and encouraged to attend. We work for you and welcome your input.



Also enclosed with this newsletter is a REVISED INSURANCE AMENDMENT. The attorney realized his mistake and re-filed this, at no charge, with the county. PLEASE place this recorded document with your set of governing documents. If you were to sell or need to re-finance, this complete set of documents would be required.

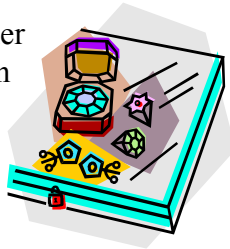
If you have an "after hours" issue regarding a water leak or maintenance danger, please call the RDI emergency # 321-243-4346. Please understand that management is



not hired to drive out at night to tell people to leave the pool area. If you see dangerous behavior or vandalism, please call the sheriff's non-emergency # 321-264-5100. Remember that you can make an anonymous complaint.

Lost and found items

We have keys, jewelry and other miscellaneous items that have been turned into the office. We will keep it all until June 1, 2010 and then all will be thrown away or donated. Call and describe your missing item, and we will check for you!



Insurance Reminders: Please remember that Florida Statute requires all unit owners to purchase an "H06" policy for the contents of their

condos. This policy also must have a minimum \$2,000 "loss assessment" rider and the condo must be shown as a "certificate holder". Please contact your personal insurance agent with any questions. Every year some mortgage holders request insurance certificates for flood, hazard or other coverage on the association property. Some even claim if you don't have evidence of coverage, they will purchase a policy on your behalf. If you receive a request for any insurance certificates on association property, the quickest way to handle it is to go to www.RanewInsurance.com and click on the button top request a certificate. They will need:

1. Name of your condo
2. Your name, address and phone number.
3. Mortgage company name and address listed on the request letter and fax number if noted. (also known as Mortgagee Clause, Usually a P.O. Box)

4. Your mortgage account/Loan number.
5. Note if you want a copy sent to you also.

OR - Submit requests by:

1. Fax – **321-722-2158** – **Attn: Debra Carey** (You can fax the letter from the mortgage holder. Just verify all of the above information is listed, as they don't always list your condo name on their letter.) AND remember: You can take advantage of "wind mitigation credits" on your personal "H06" policy. Have your agent e-mail a request for the "mit forms" and you should save \$200 to \$600 on your policy!



If you see a serious issue that needs action taken, but is not an emergency, please fill out one of the forms at the office, or e-mail your concern. All names are kept confidential – there will be no repercussions to letting us know about a problem, but we cannot accept anonymous complaints.

Window Screens: We started to place letters on doors of homes needing new screens, but found that a majority of homes DO need to repair or replace them! PLEASE make sure your screens are in good shape or replace them NOW!

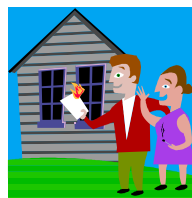


Soundproofing

While the governing Association do not wood floors, even sound loud to those "heavy-footed".



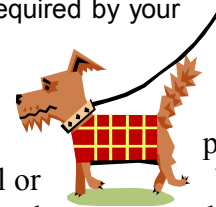
Between Floors – documents of the allow upstairs tile or carpeted floors can below if the walker is Please remember your downstairs neighbor and "walk softly". We receive an inordinate amount of noise complaints. Talk to your neighbors and make sure all is ok between you!



Tenants: It is a requirement of the Association that we are made aware of new tenants and conduct interview with them 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. There is an application fee and a \$500 deposit required by your governing documents.

PET WALKING:

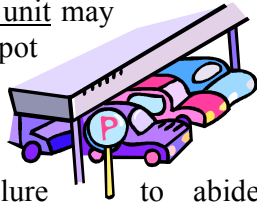
Please remember that pets cannot be walked at the seawall or behind the homes. The only approved dog walking



areas are in the grassy center areas in the cul de sacs and at the berm between the parking lot and the highway. Pets are not EVER to be out alone. Also, PLEASE remember to PROMPTLY pick up after your animals. It is not fair to your neighbors to let them step in your pets' excrement!

Parking Spaces:

Reminder: Only one vehicle per unit may be parked in a reserved resident spot in front of each building and the vehicle must display a current resident decal on the front driver-side windshield. 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.



We want to thank Vicki & Dennis Bass for obtaining a grate and installing it for free where the stormwater drain grate had disintegrated between the parking lot and Hwy 1. Since DOT, EPA, the city and the county refused to take responsibility for it, the county Besses found and installed one quickly!

WHAT DOES THE MANAGEMENT COMPANY DO?

For years, you had volunteers to man the on-site office, collect fees, pay the bills, maintain the property, mail out required paperwork, write letters to residents who are not following the rules, interview new residents, and type up the minutes of your Board meetings. Then that small group of volunteers got tired of doing all the work. So management was hired. We man your office on Tuesdays and Thursdays. After office hours, we meet with contractors to obtain bids for needed repairs, we inspect and write letters about rules violations, we collect the fees from all unit owners and take collections very seriously. We pay your bills on time and take all available credits. We help to save you money by questioning all invoices. We saved you almost \$11,000 last year when we questioned the Cocoa Water Utilities about 2 buildings with high water bills. They found that 2 water meters were faulty and had been overbilling for over a year. We obtained 18 bids from landscapers for the 2010 year. While we expected an increase in cost for better service, the Board and management interviewed 5 of the bidders and found a lower-cost company that actually included the fertilization and pest control in the price. This saved the Association \$27,600 in this year's budget. We recently obtained \$11,200 from Citizen's Insurance towards damage done to some of the roofs in the 2008 storms. We find the best agents and contractors; people who help us save YOU money.



Let us know if you are trying to rent or sell your home. The office keeps a list of units to hand out to interested visitors. We appreciate knowing the number of bedrooms and selling or rental price so we can help you!

If you see a light out or something need of repair, PLEASE come into the office Tuesday or Thursday 10 am to 1 pm to fill out a form or tell us about your concern. We do not often drive thru after dark, so need your help in fixing dark areas.



Please do not ask Rick, our handyman, to take care of items you see. PLEASE call the office or come in and fill out one of our request forms. All his work must be coordinated through the Board and Management. Please know that we are working on 1) the flooding and drainage issues in some cul de sacs during heavy rains 2) potholes and asphalt problems 3) tennis courts 4) bulletin boards at the entrances 5) bikes in disrepair left in the racks 5) pool furniture 6) south pool area carpeting

An excerpt from the August 2009 Florida Community Association Journal:

“Community Association Governance is not a democracy nor



We handle over 200 calls on average every month for your Association and write letters to your neighbors when they don't follow the rules. We obtain competitive bids for all needed repairs and replacements. We help the Board oversee maintenance and general upkeep. We make sure your Board abides by all required Florida Statutes. There are a tremendous amount of administrative duties required to oversee 3 subdivisions and a Master Association. The bookkeeping is also very detailed. We maintain the financial records on a daily basis and a third-party CPA audits the receipts and invoices every year.

Sure, volunteers could do some of this work and probably do it very well; but they would be putting in full time hours at no pay to do it. This is a business; your Association brings in over \$600,000 each year. The money needs to be accounted for and used in the best way possible. With professional management in place, you can be assured that checks and balances are followed. And Reconcilable Differences' management team has gone above and beyond the basic state licensing with its 24 hours of required education and training every two years. Our managers have specialized training and the designations "CMCA" – Certified Manager of Community Associations – and "AMS" – Association Management Specialists. Less than 1,500 Florida Managers care to obtain these higher designations and keep learning so that we know how to best handle the many details and problems that crop up in a condo association. You have the expertise of 4 employees who help to handle all the Sunrise Landing issues. An on site manager would not be able to handle all the details of this large business, so in the end, it would cost you more to ship out parts of the job to other professionals. RDI knows all that is going on, has the experts in all areas to handle the problems and helps keep the association running smoothly by helping the Board make informed decisions that are in the best interest of the community.



Those who bypass our rules about deposits and interviews with renters not only do a disservice to the rest of the community, but to themselves also. ALL owners agreed to abide by these rules when they bought here. The Association's insurance rates are based on a 6 month minimum tenant policy, meaning that we do not allow "transient" rentals. Another BIG reason to adhere to our rules is that the county will not consider a variance for us with regard to the pool lighting and upgrades if they find ANYONE renting for less than the 180 days minimum. If you are trying to bypass the rules to get out of paying the deposit, please remember that you are hurting the whole community and

in the long run, YOURSELF, when we lose benefits for not abiding by the rules.



BOD Meeting Minutes: Do you want to see copies of the most recent BOD meeting minutes or see a copy of the latest rules and regulations? Go to the RDI website listed on page 1 and click on the Sunrise Landing icon. There's a lot of interesting information contained on the Association's webpage. Check it out.

ARE YOU INTERESTED IN HAVING BRIGHTHOUSE CABLE UPGRADE THE CABLE LINES IN YOUR BUILDING?



While Brighthouse does not have exclusive rights to your cable TV, internet or phone service, they do grab a majority of the business from the owners in Sunrise Landing. Sunrise Landing does not pay for "bulk" cable, and all owners are able to choose their own provider, to a point, but Brighthouse is a main competitor for cable TV, internet access and phones. The cable lines they ran 25 years ago have degraded and are not able to adequately handle the broadband internet, high definition TV and phone lines they now provide. Brighthouse is willing to come in at NO CHARGE to upgrade these lines. They do not require any loyalty or payments from us, but they DO require that at least 98% of the units allow them access to upgrade the cable wire and the wall jack connections.

Being a multi-condominium, and having strangers live on top of one another, everyone is affected when utilities are not working properly and need to be upgraded. This is the problem now. Many people are frustrated with the quality of service through Brighthouse right now, and they (Brighthouse) want to help, FOR FREE, but cannot commit to spending over \$300.00 per unit for the upgrade unless 98% of all owners allow them access. Through the years, the original cable has aged, unit cable lines have been spliced and split and jacks have been added. All of this has contributed to a degraded cable signal. Allowing them to upgrade the cable lines gives your building a new "spine"; the whole nerve bundle that will supply a strong, undistorted, low noise signal to your electronics. If you do NOT want to allow access, we need to hear your concerns and reasons NOW. If we do not hear any good reasons, the Board will be voting on this at the next meeting.