



Sunrise Landing Gazette

**JANUARY
2012**

Sunrise Landing Condominium Assoc, Inc.
Office: (321) 639-3360; Fax: (321) 639-6300
E-Mail: sunrise.landing@yahoo.com (New!)

2011 Board of Directors

Chuck Zimmerman	President
Sally Miffin	Vice President
Kay Briley	Secretary
Barbara Long	Treasurer
Beverly (BT) Thomas	Director
Dave Simpson	Director
Pat Schwent	Director
Sharon Skaggs	Director
Gerry Cantin	Director

Community Association Management Company

Reconcilable Differences, Inc.
Michelle Davis –Community Association Manager
Charlotte Hubert – Administrative Asst.
P.O. Box 646, Cape Canaveral, FL 32920
Office: 321-799-0660 Fax: 321-305-6199
After Hours Emergency: (321) 243-4346
E-mail: office@recdif.com (New!)
Web Site: www.ReconcilableDifferences.net

Other Important Numbers:

Non-Emergency Sheriff: (321) 264-5100
SLA Insurance Agent Josh Ranew: (321) 722-2338

SLA BOARD MEMBER UPDATES

Please note several changes to the contact information listed above. Both Glen Michaels and Ken Schmeling have had to resign from the Board due to health issues. (Get Well Soon Wishes are sent to both of you for much better health in 2012!) Pat Schwent, Dave Simpson, Sharon Skaggs and Gerry Cantin have recently joined the board to fill in board vacancies. As of this printing, the board is now back up to nine active board members, the maximum allowed by our condo documents.

Also, please note the e-mail addresses for both the Sunrise Landing Office and the RDI office have also been changed, along with a new fax number for the RDI office. Additionally, there has been a change in the RDI on-site manager for our property. Charlotte Hubert (RDI Admin. Asst.) will man the SLA office on Tuesdays and Michelle (Community Association Manager) will join her on Thursdays.

RDI OFFICE FIRE (submitted by RDI)

The Cape Canaveral Office of Reconcilable Differences had major damage from fire on December 19, 2011 and we have re-located to temporary offices until the cottage is re-built.

Because of this, we currently do not have office hours or the ability to walk in and ask for information. Please bear with us and e-mail or call for an appointment time and we will meet you at the Associations office or another mutually agreeable spot.

We lost none of the Association's financial or computerized data. All important paperwork was saved. However, we did lose paper copies of some letters and bills, but most of the paperwork is just singed and smoky.

Our fax number has changed to 321-305-6199, but the office phone number of 321-799-0660 is still working and taking messages remotely. We check those messages daily and sometimes more often, but if you need emergency services, please call 321-243-4346. Our mailing address has also temporarily changed to P.O. Box 646, Cape Canaveral, FL 32920.

E-mailing requests is also a very good way to obtain answers to questions, especially bookkeeping questions. We thank you for your understanding and patience as we go through each box of salvaged items and re-build.

ANNUAL UNIT OWNER MEETING

The 2012 Annual Unit Owner Meeting is scheduled for Wednesday, March 21, 2012, at 7:00 p.m. at the Blessed Sacrament Church, located at 5135 N. Cocoa Blvd, Cocoa, Florida. Unit owners of record will shortly receive a letter containing important information regarding this meeting.

All unit owners are encouraged to attend, so please mark your calendars now.

NOMINATIONS FOR 2012 BOARD

Our Sunrise Landing Board of Directors has vacillated over the past year from nine active members to five active members and back up again. Several current Board members have been serving for multiple years and will not run again. Plus, it is always beneficial to any organization to get new blood periodically.

At open meetings owners have expressed dissatisfaction with one thing or another that is being approved by the Board. Frequently they will also express frustration that they have no say in what is decided. The way to remedy this is to get on the Board. Only Board members can vote.

We need people who are interested enough in their property to step up and be active. We need Board members who can focus on issues, look at facts, avoid personal attacks and negative comments toward others and can agree to disagree as long as a consensus can be reached.

A Board of civil, polite individuals who focus on issues and do not let personalities cloud their judgment can be very effective. We know many owners sincerely care about our property by their participation at meetings. This is the opportunity to influence how we operate. New perspectives and ideas are welcome and needed.

All of our current Board members are serving by default -- not enough people ran last year to allow other choices. Please take this opportunity to step up and be heard. Submit your name as a candidate for the Board of Directors for the coming year. Self-nominations forms will be included in your Notice of Annual Meeting package. If you do not receive one, please contact the RDI office and one will be provided to you. Please note there is a February 10th deadline for anyone wanting to run for the board to submit a completed nomination form to RDI.

SUNRISE LANDING SOCIAL COMMITTEE

Calling all fun lovin' folks! The Sunrise Landing Social Committee (comprised of Helen Gedutis, Patti Quandt and Midgie Fannon) is trying to get the word out about upcoming events. Since the committee does not have a complete list of all our neighbors, we are asking for everyone's help in contacting folks via email, word of mouth or signal flags.

* **Cards and Games:** Starting Sunday, Jan.15, we will

meet every Sunday at the south pool between 3PM and 6PM. BYOB, a snack to share and cards and games you like to play. Be sure to also bring stuff you need to keep score with.

* **Shuffleboard:** Starting Jan. 20, we will meet every Friday at 1PM at the shuffleboard courts. Bring your own drinks.

* **Horseshoes:** Starting Jan.21, we will meet every Saturday morning at the horseshoe pits for a horseshoe tournament. Call Nate Carter at 631 369-9767 to join.

* **Water Aerobics:** Exercise walking is being organized. Call Patti Quandt 217 341-8973 if you're interested.

* **Tennis anyone?** Looking for a chairman.

* **February Pool Party:** Feb. 8 is the next community pool party. The theme is "The Oscars". Plan to dress up as a movie character or movie star. Nora and Paul are co-hosting and providing a cake. BYOB and a dish to share (other than desert). Volunteers are needed to clean up the south pool cabana at 11AM on Feb. 8. Bring a bucket and a rag and get some exercise.

We're looking forward to having lots of fun. Please be sure to join us. The more the merrier! Please consult the SLA bulletin boards for future social activities.



Many, many thanks to Helen, Patti and Midgie for volunteering to head up this very important committee. It's much appreciated by all of us who live here.

FPL POWER PLANT UPDATE (submitted by Bob Esser)

The FPL Community Advisory Committee met recently to receive a report on the progress of the new plant being erected south of us. Named the Cape Canaveral Energy Plant, this facility is on schedule and will be turned over to Florida Power and Light operations on June 1, 2013. The plant will generate 1250 MW compared to 800 MW from the old plant, burning less fuel in the process. Air pollution was a major issue with the old plant but will not be a factor when this plant is operational as the gas turbines will fire natural gas with clean light oil as a backup. While the traffic delays experienced as construction of the plant progresses can be annoying, the silver lining is that Brevard County will receive \$12 million in taxes during the first year of operation compared to \$660,000 for the old plant. Obviously, this represents an enormous boost to the County's economy which will benefit all. For those worried about the manatees during chilly weather, electric heaters, which are activated when the

temperature is lower than 65 degrees, are in place to provide refuge for these gentle giants until the plant is operational. The SLA Board sincerely thanks Bob Esser for serving on this committee and for sharing this information with us.

ALTERATIONS TO COMMON AREAS

At a recent board meeting, there was a lengthy (and at times heated) discussion concerning modifications to the Common Elements. Our Condo Documents specifically address this matter under Article XI Section 3. Alteration and Improvement of Common Elements. It basically requires approval of the board and 75% of the unit owners for ANY changes to Association owned common areas. This restriction also includes any modification to load-bearing walls within the unit for safety and fire code reasons. There can be no exceptions. This is condo living and rules must be applied equally to everyone.

FIRE ALARMS IN INDIVIDUAL UNITS

All unit owners are encouraged to check the status of the smoke alarms in their individual units to ensure they are properly working. Apparently these alarms were installed in the buildings in 1986 when they were constructed and the life of these alarms is thought to be around 10 years. The smoke alarms originally installed inside each unit are wired and not battery dependent.



SLA FORECLOSURES

There appears to be some confusion over who actually owns a unit when the Association has foreclosed on it due to unpaid fees owed to the Association. An Association may institute foreclosure action and take title, but it does so subject to the mortgage company's first lien priority standing. In other words, the Association takes title via our own foreclosure action until such time as the mortgage company forecloses on the Association. Until that happens, the Association is not required to make any mortgage payments since we did not sign any contracts with the mortgage company. Additionally, until such time as the mortgage company forecloses on the Association, the Association can rent out the unit to help recoup the amount of past due maintenance fees and legal fees incurred by this unit. When the bank forecloses on the Association, they have to, by law, allow the tenant 6 months to vacate, or they may appreciate that a person is in the unit taking care of

it. The Association then starts receiving the monthly fees from the bank and no longer has responsibility for maintenance of the inside of the unit.

It is really in the best interest of the Association to take this action as banks have been known to take several years to foreclose on a unit. Meanwhile, the unit continues to incur past due fees and interest. Per current state law, when the bank finally forecloses it is only required to pay the lessor of 1 year in past due fees or an amount equal to 1% of the mortgage amount.

SOUNDPROOFING BETWEEN FLOORS

While the governing documents of the Association strictly prohibit the installation of tile or wood floors in upstairs units, even carpeted floors can sound loud to residents below if the walker is "heavy-footed." Please remember your downstairs neighbor and "walk softly."

SLA NEWSLETTERS

Anyone wishing to submit articles for the SLA newsletter should e-mail their submittals for consideration to the RDI or the SLA office. It is the Board's intent to publish SLA newsletters on a quarterly basis. We are always looking for upbeat news articles which would be of interest to unit owners and welcome your input. For your convenience, copies of the SLA newsletters (current and previous editions) are always available for free viewing on the RDI website listed above. Just click on the Sunrise Landing icon to get access to a wealth of information including board meeting minutes, SLA forms, SLA rules and regulations, etc. (Newsletter Committee: Kay Briley - chairperson and Sharon Skaggs)

PARKING ON SLA PROPERTY

Please remember to inform guests coming into the complex where the "Guest" parking is located near your unit. Please be considerate of your neighbors and do your part to ensure the parking regulations are adhered to by preparing your invited guests before their arrival. Also, if you move in at a time when the office is not open, please place a piece of paper with your building and unit numbers on your dashboard. This will serve as an interim notification until you can get the proper parking decal on the next day the office is open. Failure on the part of a resident and his/her guests to adhere to our parking rules may result in the illegally parked vehicle



being towed without further notice. Your cooperation is most appreciated.

THE GIFT OF READING

Do you have difficulty reading a book or magazine due to a visual impairment or a physical disability? Talking Books, a federal program, provides recorded materials as well as the machines to play the audiocassettes and digital cartridges free to eligible individuals. Catalogs of available titles are sent to users periodically. Everything is sent via the U.S. Postal Service free of charge—including the machines. The Talking Books program is available throughout the United States, its territories, the District of Columbia, and to American citizens living abroad. This federal program requires a special application form to be completed. For more information, please call the Brevard County Talking Books Library at 633-1810. If you feel you or a loved one or a friend might be eligible for the Talking Books program, please call today. You'll be glad you did!

PSJ PUBLIC LIBRARY CALENDAR OF EVENTS

- * **Basic Computer Classes** Beginning classes are available. Please call (321) 633-1867 for details. Registration is required due to limited space. Cost is \$20 for the series of four classes.
- * **AARP Tax Help** – Mondays, 9:00-1:00 pm and Thursdays, 2:00-6:00 pm.
- * **Senior Games:** Tuesdays, 11:00-3:00 pm. Join other seniors for a variety of card games, Rummikub, Dominoes, etc. Bring your favorite game and lunch or a snack.
- * **Yarn Club:** Fridays, 2:00-4:00 pm. Knitting, crochet, needle arts. Sit, talk, and create. All ages and abilities welcome. Want to learn? We can help!

FUTURE BOARD MEETINGS

Unless posted otherwise, monthly board meetings are scheduled for the third Thursday of each month at 6:00 PM in the Sunrise Landing office. All Unit owners are encouraged to attend. Notices of all board meetings are posted on the SLA bulletin boards at least 48 hours prior to a scheduled meeting. Please notify the RDI office at least 72 hours in advance of a scheduled meeting if you would like to have an agenda item added for board discussion.

FRIENDLY REMINDERS

* Residents are reminded that all entryways and landings must be kept clear at all times per the Fire Marshall. NOTHING can be stored in the entryways,

under the stairs or on the landings. Please comply or face fines levied by the Fire Department!

* Pool hours are 8:00 AM to 10:00 PM and are strictly enforced. For the safety of all, the pool gate must be closed and securely locked at all times. Only small, non-inflatable flotation devices, such as a noodle, are allowed in the pool. Guests of residents are limited to no more than 15 and residents are responsible for the behavior of their guests.

* Owners are responsible for maintenance of their own dryer vents. Help prevent dryer fires by having your dryer vents checked and cleaned at least once per year. The life you save may be your own!

* Water leaks can be very expensive and the unit owner is responsible for all collateral damage, not only to your unit, but all units affected by water damage. Precautionary measures will save you many thousands of dollars or more in damage. Please act responsibly; water damage is a huge inconvenience for you and your neighbors.

* It is the responsibility of unit owners to provide a copy of the Association's Rules and Regulations to the tenants to ensure their tenants abide by them.

* The porches and balconies are a limited common area. As such, the cooperation of all homeowners is requested to insure they remain in a safe condition. Please notify the Board of any repairs that may be needed by submitting a written "Attention" form, a copy of which can be found on the RDI website.

* If you have a true "after hours" emergency regarding a major water leak or a maintenance issue that could pose danger to residents, please call the RDI emergency number listed above. Please understand that management is not hired to drive out at night to tell people to leave the pool areas. If you see people in the pool areas after 10:00 P.M., please call the sheriff's non-emergency number 321-264-5100. If you see dangerous behavior or acts of vandalism, dial 911. THIS IS YOUR PROPERTY....PLEASE HELP TO PROTECT IT!

HAPPY NEW YEAR! The board sincerely wishes all of you a safe, happy and prosperous New Year!

