

SUNSET BAY SPRING 2017 NEWSLETTER



Spring 2017

Board of Directors:

Jeanette Shultz President
Dale Hartzel Vice President
Diane Dahmer Secretary
Robert Moskovitz Director at Large
Coral Bailey Treasurer

Property Management Company

Reconcilable Differences, Inc.
Lynn Hiott, Manager
Sarah Davis & Gabrielle Porter, Office Admin
2560 Palm Lake Drive, Merritt Island, FL 32952
Office 321-453-1585 Email: Office@RecDif.com
Website: www.ReconcilableDifferences.net

Other Important Numbers

Insurance Agent: Trevor Barone 321-757-8686
Brown & Brown Insurance Lhartmann@bbbrevard.com
Sheriff Non-Emergency **321-264-5100**

Annual Financial Review: All owners are entitled



to a copy of the 2016 CPA Review. It is available for inspection on the website. If you would like a printed copy of the report, please let us know.

Payment Options: You can pay your monthly fee

by credit card, auto debit or by check. For credit card or auto debit go to the management company's website www.RecDif.com and click on the button "PAY ONLINE". You will set up a user name and password so that you can use this option whenever you want. If you choose to pay by check, your check must be accompanied by a coupon. A coupon book for your payments can be ordered for you through the management office at an additional cost.



Barbeque Grills: This is a **STATE LAW!** 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.

Doggie Doos and Don'ts: Please remember to pick up after your pet. It is required under the rules and regulations of the community that you pick up animal waste immediately. Please be respectful to your community and your neighbors.



Management Office Hours: Monday 8:30AM -12:30PM, Tuesday 10:00AM - 2:00PM, Closed on Wednesday, Thursday 10:00AM - 2:00PM, and Friday 2:00PM - 6:00PM. These are temporary hours until further notice.



Pool, Tennis Court & Fitness Room Rules:



Facilities are available between the hours of 8:00 AM to 10:00 PM. Except for the clubhouse, the facilities shall not be reserved or used for private parties or social functions. No one under 14 years of age shall use facilities without a responsible resident over the age of 18.



Website: Please take a moment and go to your website www.ReconcilableDifferences.net is our main page. Click on the Sunset Bay sign photo to access your property. The site includes Board Meeting Minutes, Association Documents, Insurance information and forms for residents.



Board of Directors: We are pleased to announce

that the current board of directors will continue as your board for another year. Jeanette Schultz, President; Dale Hartzell, Vice President; Diane Dahmer, Secretary; Coral Bailey, Treasurer; and Robert Moskovitz, Director at Large. Take a moment to thank your board for their volunteer service.




Front Doors: If you would like to paint your front door, the approved color paint is available in the office. Paint is checked out from the office and unused paint is to be returned to the office within 48 hours or owner could be charged for the can of paint. Door must be cleaned of any oil or stains prior to any paint being applied.



Trash Bags: All residents are reminded that trash bags **CANNOT** be left on the breezeways, on vehicles or anywhere outside of your unit. All trash must be **taken IMMEDIATELY** to the dumpsters on site.




Repairs and Hurricane Matthew Aftermath:

 Please continue to use caution along the waterway. We are working with contractors and restoration is scheduled. As we continue to make repairs and improvements to the community, continue to be cautious around all the worksites. The Caution tape is there for safety, DO NOT go under this tape or remove the tape to access the areas!

Children: Sunset Bay does not have a supervised play area for children. Children will be the direct responsibility of their parents or legal guardians, including full supervision of them while within the condominium property. Parents will be held responsible for any damage caused by their children.



Property Vandalism: We have recently had a bout of vandalism within the community.

 Damage has been done to the irrigation system, well pumps and various lights. This is very expensive and time consuming to repair and monitor. If you see anything suspicious, please contact the office by calling the office 321-453-1585, filling out an online Attention Form at www.recdif.com, emailing the management office at Office@recdif.com or completing an Attention Needed form found in the clubhouse. Please call police for any acts of vandalism that you witness.

Plans for 2017: There are plans for continued improvements during the upcoming year which include but are not limited to: Replacement of the roofs on the 300 and 900 buildings, cleaning and sealing of walkways, painting of the building exteriors, landscaping and irrigation system updates, repairing of the seawall, making wood repairs in 900 building, repairing fence around dumpsters, and shoreline reconstruction. These improvements will be performed in order of importance and availability of contractors.



Annual Smoke Alarm Inspection: During the annual smoke alarm inspection it was found that the office does not have current keys to several of the units. If we do not have a key, in accordance with the association documents, you risk being held financially responsible for a re-inspection.



Bicycle Storage: We are currently cleaning the garages and removing broken or discarded bicycles. If you have a bicycle that has been moved, please contact the office to identify your bike and obtain a registration decal.



Bicycles cannot be stored under the stairways or in the breezedways. Garages are provided for properly registered bicycles. The garages are not locked so you park at your own risk and the use of bicycle locks is highly recommended. Unclaimed bicycles will be held by management for up to 60 days before they are donated to local charities. Please see the office for further details.

Snowbirds: While making plans for leaving for the summer, please keep the following tips in mind:

- Find someone who can visit your home while you are away to check for any problems.
- Remove all movable objects from porches and patios.
- Do NOT turn off your air conditioners. Leave at 78 degrees maximum.
- Put ½ cup of vinegar mixed with water down your condenser drain line to prevent blockages.
- Add 2 cups of bleach in sink opposite from your garbage disposal, wait 30 minutes and rinse well to help prevent back-ups in kitchen sink.
- Bring in your floor mat.
- Turn water heaters and water valves off.
- If you leave a vehicle, make sure tags will remain current, tires are in good shape, leave key inside unit or with a friend, just in case the car has to be moved for repairs to common elements.
- Put a towel on window sills and at the weep holes.

