

SUNSET BAY SUMMER NEWSLETTER



August 2016

Board of Directors:

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

Property Management Company

Reconcilable Differences, Inc.
Lynn Hiott, On Site LCAM 321-960-9334
Sarah Davis & Gabrielle Porter, Office Admin
2560 Palm Lake Drive, Merritt Island, FL 32952
Office 321-453-1585 Fax 321-305-6199
Email: Office@RecDif.com
Website: www.ReconcilableDifferences.net

Other Important Numbers

Insurance Agent: Drew Wasdin 321-422-7890
Sihle Insurance DWasdin@sihle.com
Sheriff Non-Emergency **321-264-5100**



***** NEW STATE LAW *****

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.

Management Office Hours:

Monday 8:30AM - 12:30PM,
Tuesday 9:00AM - 5:00PM, Closed on
Wednesday, Thursday 9:00AM - 5:00PM, and
Friday 2:00PM - 6:00PM



Rules for Our Pool: PLEASE make sure your tenants, friends, and family know the rules.

Children (Under the age of 18) MUST be supervised at all times by an ADULT. The gate to the pool is not to be propped open. Leaving the gate unlocked could endanger a child from entering the pool and drowning. **No glass bottles**, this is against the LAW and if a bottle were to break, we would have to close the pool until it is drained, vacuumed and approved by the county to re-open. The pool cannot be reserved for private parties.



Clubhouse Kitchen:



When using the kitchen in the clubhouse, please take the time to clean up after yourself. Wipe any spills from the counters, microwave, walls or floors. We want the facilities to be enjoyed by the residents, not unwanted little critters.



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. Photos of your property, minutes of meetings, the FAQ form for realtors, forms you will need to request changes inside your unit, the form to sign up for auto payment of your maintenance fees, tenant approval forms, pet registration, etc.; All of 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

Annual Financial Review:

All owners are entitled to a copy of the year-end CPA Audit. It is also available for inspection on the website. If you would like a printed copy of the report, please let us know by email request.



Amenity Keys: Your amenity key gives you access to the pool, fitness room, and clubhouse. If you lose your amenity key, you can contact the management office for a replacement. The fee is \$50 for the first replacement, \$75 for the second and \$100 for the third. Please remember: Do not give keys to guests during their visits; remain with your guests while they are at any of the amenities. Keys must be turned over to the new owner if you sell.

Air Conditioning: When you leave for more than the day, please do not turn off your A/C. Raise the temperature to no more than 78 degrees to prevent mold & mildew.



Gate Code: Remember, your gate code is PRIVATE and should be treated that way! If codes get out, then the security of the complex is compromised! DON'T give your code out to ANYONE!



Pet Rules: Sunset Bay wants to remind everyone with pets to remember and adhere to the rules. Each unit may have up to 2 pets. 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. Pets shall only be walked or taken upon those portions of the Common Elements designated by the Association. The Unit Owner must promptly repair any landscaping damage or other damage to the Common Elements caused by a resident's pet. Reptiles, animals or other pets (other than domesticated dogs or cats, fish or caged domestic birds), shall not be permitted on the Condominium Property.



Decals: We are in the process of updating the parking decal system. If you do not currently have a parking decal for your vehicle, please come by the office with your current registration and driver's license to obtain your decal. Further details of the system will be announced as they become available.



Soundproofing Between Floors: Please remember that even carpeted floors can sound loud to those below if the walker is "heavy-footed". Think of your downstairs neighbor and "walk softly". Second and third floor units MUST have padding & carpet on most walking areas; the only exception is in the kitchen and bathrooms.

Storage: The sidewalks, entrances, passages, lobbies and hallways cannot be used for storage. No carts, bicycles, carriages, chairs, tables, clothing, shoes or any other objects be stored in these areas.



Keys to ALL UNITS: This serves as a reminder that the Association should have a key to your unit. Board and Management are bonded. We will not enter unless it is an emergency. Charge for a locksmith to open your door in an emergency will be resident/owner responsibility.



Bicycle Storage: There are many unclaimed bicycles in the garages. Management will start to implement registration of all bicycles on property. If you own a bicycle, stop in the office and pick up a registration sticker to be placed on your bicycle. For bicycles not claimed by November 1st, they will be stored under lock and key ONLY up to January 15th. Registration will take place after September 5th. Please see the office for further details.



Payment Options: You have the ability to pay your monthly fee by credit card or one-time auto debit if you forgot to mail your check and are not signed up for ACH with BB&T Bank. 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. There is a convenience fee paid to the bank to do this, but in a pinch, it is better than being charged a late fee!



V O L U N T E E R

Calling ALL *all that's missing is U!*
VOLUNTEERS:
We are looking for those that want to help your community! We are in the need of filling positions on the Budget (For 2017), Landscaping, Rules and Regulations, and Parking committees. If you are interested in helping with any of these, please contact the office ASAP!