

FARO BLANCO MONTHLY NEWSLETTER



Your Board is working for you and your community!

- Elevator Modernization & Hallway Upgrades Project - Estimated start date September 2023
- Asphalt repairs, panting and stripping - Special Meeting to be Scheduled
- Tennis Courts - Special Meeting to be Scheduled.
- Landscaping Project - Special Meeting to be Scheduled
- Pool/Tiki Project - Special Meeting Scheduled
- Annual Fire Marshalls Inspection - prep in process.

BOARD REPORT

We are having a heatwave, a tropical heatwave - Welcome to summertime in the keys!

Welcome

Let's welcome our newest Faro Blanco Member, Jane Laberson. She recently closed on her new home in 'A' Building. Welcome Jane to the Faro Blanco Community.

Fire Marshalls Inspection - Storage Lockers

In May's Newsletter we informed all owners of our upcoming Fire Marshalls Annual Inspection. Thank you to all for assisting with the preparation for this inspection. As part finalizing the preparation a final inspection of the storage was performed. this past week. Unfortunately we found the following items still lingering about in Storage areas; Gas cans, Paint cans, Stain Cans, Chemical stripper aerosol cans, combustibile liquids. These items unfortunately can not be stored in common areas/limited common areas. However they can be stored in your units. If you have any of these items in your storage locker please remove them so we can schedule our Fire Marshalls Inspection.

Elevator Modernization

As of print time our Elevator Modernization project's start date is still September 2023. The project will take 90-120 days. It is expected that Building "A" is schedule as the first. For those that are unable to use the stairs during this time it is advised they make arrangements for other accommodations elsewhere.

Trash

Construction debris (carpet pads, carpets, doors, toilets etc...) are to be disposed of via a construction dumpster **not the association dumpster.**

If it does not fit in a trash bag it does not go in the dumpster.

Large household items DO NOT go in the dumpster.

Large household items are to be set to the side of the dumpster in the trash enclosure, and the unit owner has to call Marathon Garbage Service at 305-743-5165.

Owner must provide the following to them; description of the items you are disposing of, where it is located within trash enclosure (not in the dumpster); and, give the address of 1998 Overseas Hwy. condo dumpster, give them the unit #, as well as a your phone number. Marathon Garbage Service will arrange for bulk pick up accordingly.

Utilities

FKAA (Florida Aqueduct Authority) - fkaa.com , 305-296-2454, 1100 Kennedy Drive Key West, FL 33040.

FKEC (Florida Keys Electric Cooperative) - fkec.com, (305) 852-2431, 3421 Overseas Hwy, Marathon, FL 33050

Comcast/Xfinity - xfinity.com, (800) 266-2278, 1010 Kennedy

Hallway Updating Project

The hallways will be done at the same time that the Elevator Modernization project is underway. Last month's letter provided carpet and tile choices. Those same choices are part of this letter . You will also find in this issue paint choices.

1)



<https://www.sherwinwilliams.com/en-us/color/ color-family/ white-paintcolors/ sw7006-extra-white>

2)



<https://www.sherwinwilliams.com/en-us/color/ color-family/ white-paintcolors/ SW6231-rockcandy>

Insurance

The Association provides insurance coverage for the structure (Hazard, Wind, Flood).

As these policies renew those unit owners that have mortgages will receive notices from the mortgage holders asking for evidence of insurance naming the mortgage company as the certificate holder.

Owners need to contact the Association's insurance provider directly:

Insurance Office of America,
Mel E. Montagne
Phone 305-743-0494
MEL.MONTAGNE@IOAU
SA.COM

By contacting them directly not only will you get a timely response to your request but in the future as policies renew certificates are automatically generated to the mortgage companies accordingly in their system.

Renters

A reminder to all owners, if you rent your unit; vacation rental ,longterm or short term you are responsible for your tenants and their actions. The unit owner is to provide all tenants with rules and regulations for the Association along with where to dispose of their trash and where to park their cars. All of this information is readily available on the association website under the "Public" page.

Owners will be asked to vote on these choices at the upcoming Special Meeting on August 14, 2023. All owners are encouraged to participate in this Special Meeting.

Special Meeting of the Association

Reminder to all unit owners of the upcoming Special meeting on August 14, 2023 at 3:00pm at the Marathon Library, via zoom and phone. It is very important that all owners return their limited proxy/ballot whether they plan to attend the meeting in person, zoom or by phone. We will be voting on the color scheme for the hallways as well as on the possible addition of a pool. As well as going over the landscaping presentation.

Summertime and Air Conditioning Units

Its hot! Its damn hot! Aside from heat summertime brings increased usage of our air conditioners. Inevitably some of us will experience problems with our air conditioners. Most air conditioning repairs will require access to the roof area. Please notify property coordinator, Denise Peterson in a timely manner so she may provide access to the roof.

Onsite Property Coordinator

A reminder to all owners please contact Onsite Property Coordinator, Denise Peterson, regarding any issues pertaining to the property, and unit repairs at [REDACTED]

Departing Board Member

Board member Maria Fernandez Julian has resigned from the Board. Like all Board members Maria volunteered her time. She brought her unique talents to our community. It is with deep gratitude that we bid her farewell and wish her the very best in her future endeavors.

Rest assured the remaining Board members will continue to use their expertise and perspectives to work for the betterment of our community.

Faro Blanco Resort & Yacht Club

Faro Blanco Resort & Yacht Club renovation is anticipated. As stated in previous newsletters during their renovation the bar and restaurant are suppose to remain open. Keep in mind the pool will not be available as it is being replaced. During this time we are allowed to use the smaller pool up at the resort hotel during this time. All owners that rent their units; long term, short term, vacation rental need to inform their tenants accordingly.

Marina News

The Marina is planning in improvements to it's property. Rip rap and beach expansion with landscaping is in the works. No dates as of yet when their projects will commence.

Board Members

Contact information for board members, please note the email change for Board Member Maria Fernandez Julian:

President: Greg Stroh; [REDACTED]

Vice President: Shirl Brinser; [REDACTED]

Secretary: Crystina Bass; [REDACTED]

Treasurer: Veronica Stefan; [REDACTED]