

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 - obtaining proposals.
- Tennis Courts - obtaining proposals for demolition or repurposed use.
- Landscaping Project - in process of obtaining budgetary numbers to present to owners
- Pool/Tiki Project - in process of obtaining budgetary numbers to present to owners
- Annual Fire Marshalls Inspection - prep in process.

BOARD REPORT

Summertime is here and so are summer vacationers. Kids are out of school and families are vacationing and coming to the keys. Full-time Faro Blanco residents are planning vacations. Keep in mind along with summertime vacationers comes hurricane season please make sure your place is ready and secured during your vacation/absence.

Hurricane Preparedness

June 1, 2023 was the start of the 2023 Hurricane Season. Hurricane preparedness should be on everyones mind. If you plan on leaving your unit during Hurricane Season here are a few things we ask all owners to do to secure their units;

- Bring inside any outdoor furniture, planters and other items from patios and balconies.
- For those unit owners that do not have hurricane impact windows; Close your shutters or put up your panels for your sliding glass doors and windows.
- Bring inside any items that may be in your parking stall (ie: carts) and any bicycles that you may have in the bike racks.
- Update your insurance policies.

By doing this simple little things not only will it minimize damage to your unit and personal property but that of other owners as well.

Elevator Modernization

As stated in previous newsletters the anticipated start date was July 2023. However, due to supply chain issues this project has been delayed. Anticipated start date is now September 2023. We still expect the project to take 90-120 days. 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.

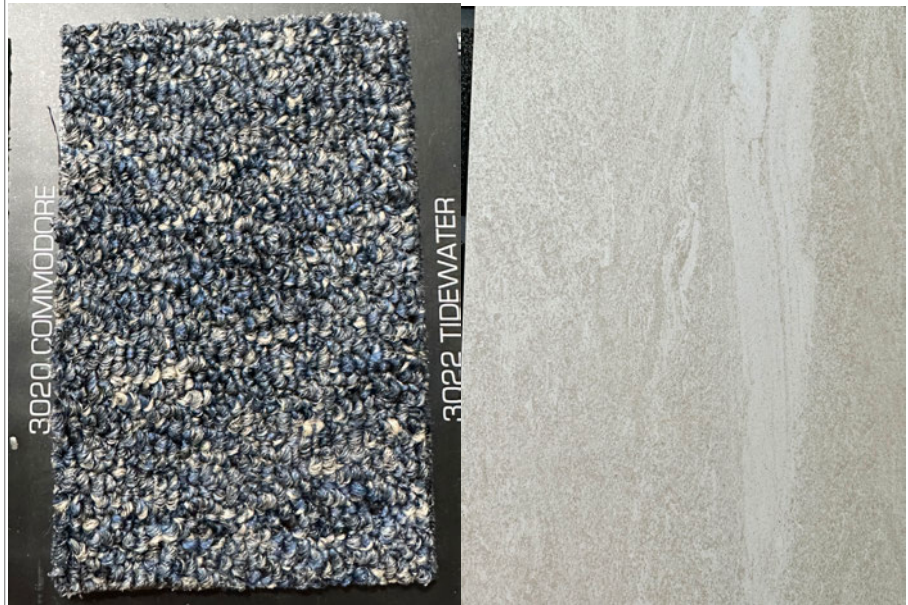
FKEC (Florida Keys Electric Cooperative) - fke.com, (305) 852-2431, 3421 Overseas Hwy, Marathon, FL 33050

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

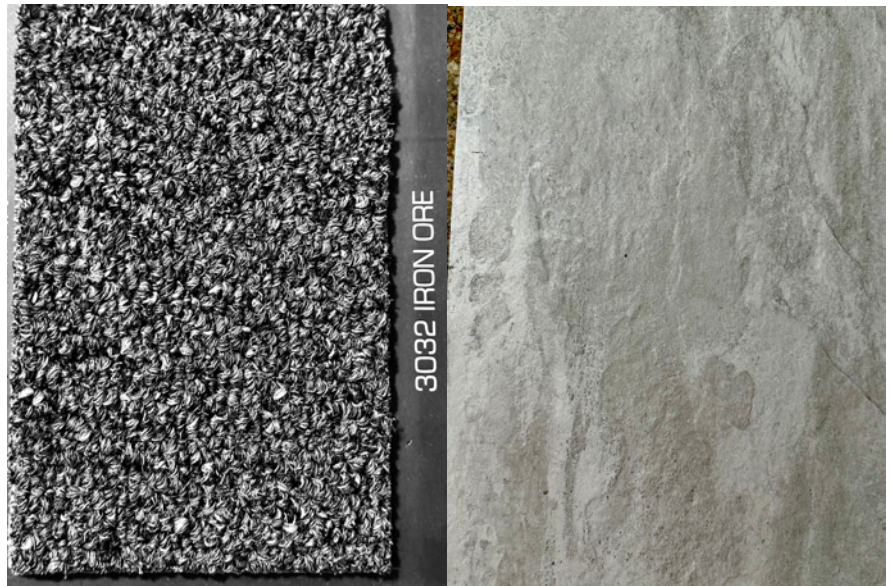
Hallway Updating Project

Along with the Elevator Modernization the updating of the hallways will be done at the same time. That means new carpet, and tile. Owners will get to chose between the following two combinations;

1)



2)



Samples will be mailed to owners prior to the Owner's Meetings. Owner's will be voting on the above choices.

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.

Insurance

Citizens Insurance is proposing rate hikes. In a previous newsletter the anticipated rate hikes were discussed. The rate new hike proposed on June 8, 2023 consist of;

- Primary residences will be facing a 10%-13% rate hike.
- Non-primary residences; Seasonal occupancy, 2nd homes, vacation rentals, longterm rentals are facing 26% - 50% rate increase.

The record is open for public comment through June 22, 2023. Public comment may be submitted at the rate hearing or emailed to ratehearings@fior.com with the subject line "Citizens Property Insurance Corporation." We shall keep you posted on the determination that is made by the Florida Office of Insurance Regulation.

Reminder; Mitigation inspections/reports are valid/ accepted for a year period. If your mitigation inspection report is more than 5 years old you will have to provide a new mitigation report. Contact your insurance agent for more information.

Faro Blanco Resort & Yacht Club

Faro Blanco Resort & Yacht Club renovation is fast approaching. During a conversation with Hotel Manager, Victor Nebeswbyuk we should start to see activity around June 15, 2023. 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.

Goings On In Town

July 4, 2023 Celebration



Parade at 10am, later
fireworks at Sombrero Beach.

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]

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]

Board Member: Maria Fernandez Julian;
[REDACTED]