



Your Board is working for you and your community!

- Elevator Modernization & Hallway Upgrades Project - Estimated start date July 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

BOARD REPORT

The month of May is the time of year we say good-bye to snowbirds. We hope you had a great time while you were here. Safe travels, and see you next season. The month of May also is the start of our summer season which includes hurricane season. We ask all owners to ready their hurricane plans.

Annual Fire Marshall's Inspection

Annual Fire Marshall's inspection have resumed after a temporary pause due to the COVID-19 pandemic. The Fire Marshall paid our community a courtesy visit on April 14, 2023 as a precursor to our annual Fire Marshall's Inspection and Pre-Fire Prevention Planning visit . During the walkthrough on the property the Fire Marshall informed Association representatives about noted items needing to be corrected prior to the official annual inspection. The Board is in the process of correcting those items with the cooperation of all owners. Most of the items needing correction involve common areas and limited common areas.

Parking/Garage Areas

The following are items allowed in the Parking/Garage Areas;

- Vehicles (Cars/Motorcycles)
- Bicycles/EV Bikes* in bike racks
EV Bikes batteries must be removed and stored/charged in individual units.

All other personal items must be removed and stored in your unit or your storage locker.

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

FCAA (Florida Aqueduct Authority) - fcaa.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

Hallways

We all like to put our personal touch to our doorways from doormats to decor. Decor should fit tightly in the corner next to the unit door. Decor is permissible, but has to be limited due to emergency response accessibility; ingress and egress. We ask all owners to adjust their decor accordingly in preparation for our Annual Fire Marshall's Inspection.

The decorative benches which are owned by the Association, will be relocated to other areas of the property to provide emergency response accessibility as well as being in compliance.



Decor and personal items are to very different things. Personal items can not be stored in the hallways (**carts, ice chests, umbrellas, chairs, etc...**). These items must be removed and stored in your unit or your storage lockers.

Storage Lockers

Personal items may not be stored outside of your storage locker. Keeping pathway/access areas clear of obstacles is required. The following items are not permissible to be stored within the storage lockers as they are a common area but can be stored within your unit;

- Paint, Stains, Paint, Acetone, Chemical Strippers, Any combustible liquids, incompatible liquids and materials.
- Gas Cylinders in excess of 2.7 lb

Grills and other kindling devises (Gas, Charcoal, Wood)

This topic was part of March's Newsletter. Code does allow the use of only electric portable, tabletop grills, or other similar apparatus, so long as they do not exceed 200 square inches of cooking surface. As part of the Annual Fire Marshall Inspection

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.

they will be physically inspecting all Lanais please ensure your grill is compliance.

Gas Cylinders

The storage or use of L.P. gas in quantities greater than 2.7 LBS in any apartment and/or condominium; this includes the parking structure underneath the structure, Lanai's, attached garages and storage puts the health and safety of all residents and property at risk, it is prohibited, and is a violation of FLPC/NFPA. We ask all owners assistance in complying with this by removing gas cylinders in excess of 2.7lbs from property.

Most if not all the things noted in the courtesy inspection are simple to correct. Though simple they are a violation of FLPC/NFPA, and are also violations of the Association rules/regulations and or bylaws.

Over the next two weeks you will see the Board working in preparation for the Annual Fire Marshall's Inspection.

Bulletin Boards

In the past notices to all owners have been posted in the elevators. Bulletin Boards have been installed at both buildings just left of the elevators. Notices, as well as other information to all owners will be posted in the newly installed bulletin boards.



Elevator Modernization & Hallway Updating Project

The elevator modernization project is just around the corner. We will also be updating the hallways; paint, new flooring and window repairs. There will be an owners meeting in the near future to select flooring colors.

Faro Blanco Resort & Yacht Club

Faro Blanco Resort & Yacht Club renovation anticipated start date is sometime within the next 4 weeks. During their renovation the bar and restaurant is suppose to be remain open. However, 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.

As stated in the previous newsletters the anticipated start date is July 2023. We 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.

Insurance

Well there is a mix bag of news on this front. Insurance rates are on the move upwards. The question is how much? Well, unfortunately we have the answer. Monore County will be facing 146% - 207% increase. The Association's master policies are coming up for renewal in the next few months and we will be hit with a significant increase.

These increases will not only apply to the Associations master policies but unit owners policies as well. However, the requirement that Citizens policy holders, who are unit owners, have flood insurance has been repealed. A small victory but a victory nonetheless!

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]