

FARO BLANCO MONTHLY NEWSLETTER



Your Board is working for you and your community!

- Elevator Modernization & Hallway Upgrade - In progress
- Asphalt repairs, panting and stripping - Special Meeting to be Scheduled
- Tennis Courts - Special Meeting to be Scheduled.
- Landscaping Project - Special Meeting to be Scheduled
- Annual Fire Marshalls Inspection - finalizing.

BOARD REPORT

Hurricane Idalia & Hurricane Season

Hurricane Idalia blew into town. A bit of rain, a bit of wind, tree and palm limbs down but No damage! We have now passed the height of hurricane season on September 10, 2023 we are not out of the woods until late October

Fire Marshalls Inspection - Storage Lockers

In previous 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. Unfortunately we still have few owners that still have the following items still lingering about in Storage areas; gas cans, paint cans, stain cans, chemical stripper aerosol cans, combustible liquids. These items unfortunately can not be stored in common areas/limited common areas. However they can be stored in your unit. Please remove these items from your storage locker so we can schedule our Fire Marshalls Inspection.

Elevator Modernization & Hallway Upgrade

Elevator Modernization & Hallway Upgrade has begun. The hallways in both buildings have been demo'd, cleaned and are currently being prepped for new flooring and paint. The elevator portion of the project will commence in October. Building "A" is scheduled first. Keep in mind this project will 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

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

Hallway Colors

During the Special Meeting on August 14, 2023- Owners voted on the colors for the hallway upgrades. Here are the results of the votes;

Vote to Change Colors;
 27 - Yes Votes to change color
 5 - No or abstained
 Motion passed - color change approved

Vote on Color Scheme

22 Votes FOR - Tidewater/Blue Theme/Sherwin Williams Extra White 257-C1

6 Votes FOR - Iron-Ore/Grey Theme/Sherwin Williams Rock Candy #257-C6:

4 Abstained from voting

The color scheme selected by the majority of the vote is; Tidewater/Blue Theme/Sherwin Williams Extra White 257-C1

Proposed Pool & Tiki Amenity

During the Special Meeting on August 14, 2023- Owners voted on whether or not to continue to explore on adding a new amenity; Pool with Tiki and bathroom;

Vote on adding on new amenity

4 Votes for new amenity
 27 Votes no for new amenity
 1 Abstained from voting

New Amenity; Pool with Tiki and bathroom did not pass. Previous owners survey supported the addition of this amenity. However the owners have spoken via their votes -this new amenity will not be added and is removed from the Boards tasks.

Landscaping Improvement Proposal

The landscaping improvement proposal was discussed during the Special Meeting on August 14, 2023. It was tabled to a future date in order to provide owners with some renderings to assist in conceptualizing the improvements being proposed.

Unit Modification, Remodel, Renovation.....

At any given time throughout the year units maybe undergoing remodeling and or complete renovations. Currently several are undergoing and or will soon be under renovations. Using a licensed and insured contractor protects the owner in the case of on issue during and after renovation.

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.

All owners need to be aware condominium documents requires that you maintain, at your own expense, your unit and all equipment and fixtures therein. It also requires you to promptly correct any condition which might damage another unit and that you are responsible for the damage caused. The best way to avoid causing damage to other units and or Association Property is to follow the rules pertaining to Modification, Remodel and Renovations. The information is readily available on our website at;

<https://fbcondo.com/unit-modification-remodelrenovation-information/>.

All significant projects, ie: structural, plumbing, electrical etc..may impact other unit owners, the building and it's structure. Owners are required to obtain Association approval and must obtain any and all building permits, as well as employ a Florida State licensed and insured contractor.

Why the need for permits? Building permits ensure compliance with current building codes as well as ensure the structure and safety of your unit, as well as other units and common areas.

The process is straight forward and very simple. Over the past few years most owners have been able to follow the instructions and successfully obtain their permits in a timely manner. It all starts with the City of Marathon. Always check with the City to see if your project requires a permit, if it doesn't contact the board to inform them about your project so the Association can provide a courtesy notification to other unit owners of your project.

The Association on behalf of the membership, is not responsible for obtaining permits for unit owners. That responsibility falls on the unit owner themselves and or their contractor.

Onsite Property Coordinator

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

Faro Blanco Resort & Yacht Club

Faro Blanco Resort & Yacht Club renovation is anticipated. However we have become aware the start date has been postponed. No new date has been provided. The Board is in communication with the resort. When they share any plans, or make any proposed changes to the easement with us, the information will be shared with Owners (Membership) accordingly.

Board Members

Contact information for board members;

President: Greg Stroh; [REDACTED]

Vice President: Shirl Brinser; [REDACTED]

Secretary: Crystina Bass; [REDACTED]

Treasurer: Veronica Stefan; [REDACTED]