

FARO BLANCO NEWSLETTER



Board Report

Welcome New Owner!

We have a new Owner joining our community, Kathleen Powell Unit A21!

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.

Snow Birds are Back

The snow birds are returning! We've started to see them trickling in, and we couldn't be more excited to have them back. Thanksgiving is just a few weeks away and we expect more snow boards to arrive. Welcome back to all!

Elevator Modernization & Hallways Update

The elevator modernization and hallway update project is progressing! We have already made significant progress, and the hallways are coming out beautifully.

Elevator Building “A”: Elevator project is moving right along. We expect and are hopeful residents of Building “A” to have access to to operating elevators by early December.

Elevator Building “G”: Elevator project is expected to begin in December. There will be some work commencing in November that will require the elevator to be taken offline for approx. a week residents will have to use the stairs. Residents will be notified ahead of time accordingly.

Hallways Building “A”: The new hallway flooring has been installed, new baseboards walls/ceiling repaired and painted
Hallways Building “G”. New hallway flooring and baseboards is in the process being installed. Wall/Ceiling repairs are underway with paint to follow. We expect the hallways to be completed in November.

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, Key West, FL 33050

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.

We understand that any construction project can be disruptive, so we are working hard to minimize the inconvenience to our residents. We appreciate your patience and understanding as we complete this important project. We will keep you updated on the progress. In the meantime, we encourage you to contact the Faro Blanco Board of Directors if you have any questions or concerns.

Elevator Cab Wall Panel Color

During the Special Meeting on October 16, 2023- Owners voted on the colors for panels for the interior of the elevators . Here are the results of the votes;

Vote to Change Color:

- 26 - Yes to change color
- 1 - No to change color
- 1 - Abstained
- 4 - Did not participate

Motion passed to change color.

Vote for Panel Color:

- 20 - Ivory Burch
- 5 - Rustic Oak
- 1 - Abstained
- 6 - Did not participate

Ivory Burch The color for panels in the interior of the elevators selected by the majority of the vote is; Ivory Burch

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 has begun in the main hotel building. The renovation for the pool and bar area has not commenced as of the date of this newsletter. The Board is in communication with the resort. When they share any plans, start dates for the pool & bar area, or make any proposed changes to the easement with us, the information will be shared with Owners (Membership) accordingly.

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.

It is also the Unit owner's and or it's property manager to notify their tenants of any all ongoing repairs to property that may inhibit their use of the use of the property.

Board Members

Contact information for board members;

President: Greg Stroh; [REDACTED]

Vice President: Shirl Brinser; [REDACTED]

Secretary: Crystina Bass; [REDACTED]

Treasurer: Veronica Stefan; [REDACTED]