

MANAGER'S REPORT

APRIL 2019

SOUTHEASTER, INC.

MEETINGS

There were no Meetings held in April

BUILDING MAINTENANCE

- Maintenance performed the following:
 - Installed new gate hinges between A and B and E and F buildings
 - Repaired crack in C parking lot and painted yellow caution paint around area
 - Pressure washed E & F building walkways
 - Replaced north pool sump pump
 - Reinstalled loose pool light north pool
 - Shut north pool down (24 hours) bucket of sand and live sea creatures dumped in pool
 - Repaired lines and hooks flag pole
 - Breakdown boxes put in recycle bin on several occasions. Remove furniture from dumpsters on several occasions. Owners not breaking down boxes so bin fills up and we have to close it off. Garbage also being thrown in recycle container.
 - Replaced four (4) turtle lights
 - Replaced two (2) deck lights
 - Washed down all walkways
 - Back washed north and south pools
 - Scum lines north and south pools
 - Performed weekly and monthly maintenance tasks (maintain and keep clean the pools, laundry rooms, storage rooms, bike rooms, tennis courts, stairs, walkways, handrails, door locks, bathrooms and recreation room)
- Vendors/Contractors performed the following:
 - Harrison Electric – Replaced bad outlets rec room
 - Coleman Plumbing – Repaired broken drain pipe between D205 and D206; repaired broken pipe in bathroom ceiling F204

UPCOMING/IN PROGRESS

- There will be a board of director's meeting held on Saturday, May 25, 2019 at 9am in the recreation room. Owners are always welcome to attend.
- Luann Fanelli will be on vacation May 11 – 21 and September 13 - 20.
- Ray Halas will be on vacation May 19 – May 24.
- Items being addressed and/or to be addressed by the board:
 - To be Determined

GROUNDINGS:

- Terra Scape – Replaced main irrigation water line along seawall and one popup sprinkler.

MANAGER'S NOTES

- Sea turtle nesting season is May 1st through October 31st. Lights adjacent to the beach **MUST NOT BE VISABLE FROM THE BEACH**. Please help us protect the turtles and comply with local lighting regulations. The regulations are strictly enforced by fines for violations. Keep balcony and porch lights turned off during the nesting season. Also, draw your drapes or blinds at night if your room is lighted. These few simple steps will greatly increase the chance that baby turtles will safely reach the ocean this summer and keep us in COMPLIANCE. Thank you for your understanding and cooperation.
- PROFESSIONAL PAVER AND PATIO FURNITURE CLEANING SCHEDULED FOR MAY 6 AND 7. PAVER CLEANING SCHEDULED FOR MONDAY MAY 6 AND FURNITURE AND SIDEWALK CLEANING SCHEDULED FOR TUESDAY MAY 7.
- REMINDER: THE 2019 MAINTENANCE DUES ARE \$495. PLEASE MAKE THAT ADJUSTMENT.
- PLEASE CONTACT SPECTRUM TO UPDATE YOUR ACCOUNT. THE ASSOCIATION'S CONTRACT NOW PROVIDES EACH UNIT WITH 3 HD CABLE BOXES AND WIFI BUT YOU MUST CONTACT SPECTRUM TO UPDATE YOUR ACCOUNT. SPECTRUM 833-697-7328.
- PLEASE KEEP YOUR PETS OUT OF THE COURTYARD AREA! THEY ARE NOT ALLOWED IN THE POOL EITHER! NO PETS ARE ALLOWED IN THE COURTYARD/POOL AREA OR ON THE GRASS IN FRONT OF YOUR UNIT. ALL PETS MUST BE TAKEN OUT PAST THE TENNIS COURTS.
- Please contact the non-emergency number for the Sheriff's Department if you suspect any suspicious activity or trespassers. The number is 386-736-5999 ext. 1.
- Reminders:
 - Please remember that you must submit an architectural request form before replacing windows and doors. Permits must also be pulled when required by the county.
 - Please make sure your bicycles are clearly tagged with your unit number. All bicycles should be in working order. Untagged and non-functional bicycles are subject to removal.
 - Please do not dispose of furniture in the dumpster. **Please contact Habitat for Humanity for furniture pickup 386-428-5010.**
 - Please make sure your family, guest and renters have the proper parking passes. All vehicles without a valid parking pass are subject to being towed. ***The proper parking pass for May is pink.***

COLLECTIONS/CLOSINGS

- Collection Policy- All monthly maintenance fees are due on the first of each month. All payments received after the 10th may be subject to a \$25.00 late fee. Each month an invoice will be sent to all owners via email as a reminder.
- **Please remember that the maintenance fee for 2019 is \$495.**
- There were no closings in March.
- **B201 is for sale and listed for \$387,900.**

VIOLATIONS

- No Violations.