

SUGAR SANDS NEWSWIRE

March 7, 2017

This Association Newsletter Is Published Quarterly. The Articles Herein Are Intended To Provide Summary Information To The Membership & From Time To Time Provide Notice Of Association Issues To The Membership.

Annual Members Meeting & Board Election

The 2017 Annual Members Meeting took place Tuesday-February 19, 2021 at 8:00PM. The meeting was well attended. Building #1261 received an adequate number of affirmative votes to amend their Declaration of Condominium to allow hard surface flooring in any interior unit location. (Please keep in mind that Board approval is required prior to the installation of flooring). Attorney Joy K. Mattingly spoke on foreclosures followed by a short question and answer session. The big event of the evening was the election of directors. Those elected to fill the five open positions were: Sandra Berrington, Vic Bertotti, Ruth Chatilovicz, Joseph DeFeo and Paul Doherty.

On Tuesday the 28th of February two vacant board positions were filled by John Bralich and George Dohn. The officers were chosen as follows:

President – Sandra L. Berrington

2nd. Vice President – Ruth Chatilovicz

Assistant Secretary – John Bralich

Assistant Treasurer – Stephen J. Marmaroff

Director – Bill Gillers

1st. Vice President – Victor Bertotti Jr.

Secretary – Paul Doherty

Treasurer – Joseph DeFeo

Director – George Dohn

Hurricane Season 2017

Hurricane season officially begins June 1st and runs through November 30th and another busy hurricane season may be on the way. It is predicted that conditions would appear to favor an above-average season, although it is difficult to make firm predictions this early.

Favoring a busier season is the recent warming of the North Atlantic Ocean and the likely absence of El Niño, the periodic warming of the Pacific that tends to suppress the formation of hurricanes. This could mean we could see as many storms or more than last season.

If a hurricane is predicted to hit our area the Association's first responsibility is to prepare the common areas, office and recreation facility for the storm. If time allows, we will help any owners that request assistance but you should make you own arrangements to protect your unit. Elevators are the last thing that staff must shut down before they leave to attend to hurricane preparation at their own homes. Please, once notice is given by local authorities, leave the Island. Don't take the risk that you will be trapped on this Island during and after a hurricane. Food, water, electricity and emergency aid may not be available for many days.

Emergency Phone Numbers

Emergency contact numbers regarding Association problems call Thomas Signer at 561-267-2523. Call 911 if you are experiencing a life threatening emergency. Locked out of your unit after Office Hours Call: Vincent Balestrier –561-840-0682, Joe Houston – 561-313-1763 or Thomas Signer – 561-267-2523. When you leave for your northern homes make sure your unit refrigerator is somewhat empty. No one wants to empty a full refrigerator in the summer heat after a power outage. Also make sure the Office has up to date information on your apartment watcher.

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Fire Alarm Test

Tuesday March 28th and Wednesday March 29th.

To assure the alarm system remains in proper working order throughout the year, the alarm company is legally required to periodically inspect the system.

BE AWARE – The alarm technicians must enter each unit for this test. **Horns will be blasting – Protect your pets.** If you do not remove your pet during this test please make sure your pet is in a secure location and will not run out of the apartment when we come to inspect the alarm devices that are located in your apartment. You do not have to be home for this test. We will use our emergency access key if you are not home. **A representative from the association will be at the building during this test.**

Testing will take place in the following order: 1101, 1051, 1025, 1030, 1050, 1070, 1130, 1160, 1170, 1190, 1201, 1205, 1210, 1252, 1262, 1250, 1260, 1261, and 1251.

The Fire Alarm System was installed many years ago at all buildings that have eleven (11) or more units. The system is a non-monitored local system. The red hallway pull stations must be pulled to sound the alarm. To alert the Fire Department of your emergency you have to call 911.

If there is a fire in one of the elevators the smoke detectors and heat sensors will automatically activate the fire alarm. The elevator will park itself on the first floor and must be reset to place it back in operation. **This system is a non-monitored local system.** To alert the Fire department of your emergency you have to call 911.

The unit smoke detectors are not tied into the fire alarm system. They only make the unit owner aware of a problem. To alert the Fire Dpt. of your emergency you have to call 911.

If there is a fire in your unit – leave the unit. On your way out pull the fire pull to activate the alarm. Go to a safe location and call 911.

Upcoming Projects

If you will be away during the summer months and leave a vehicle on the property please make sure the Office has a contact person that can move the vehicle out of harm's way during our projects or provide us with a key and we will move the vehicle as the need arises.

Tree Trimming – Our annual tree trimming for Hurricane season will take place around June / July of this year, with a second trimming for the coconut palms in November / December. A budgeted item.

Sealing Of Parking Lots – A contractor has not been selected as of this writing but we anticipate the following lots will be sealed in August or early September, Buildings: #1071, #1101, #1131, #1170 and #1250. Payed by Special assessment.

Roof Repairs And Replacement – Building #1261 is scheduled to have a roof replacement which will include the gutters being replaced with a scupper drainage system. Building #1262 is schedule to

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have some minor repairs and to have their gutter system replaced with a scupper drainage system. Most all roofs have some maintenance repairs that will take place Payed by Special assessment.

Our tentative maintenance schedule listed the flat roofs at buildings #1130, #1131, #1160, #1201, #1251 and #1252 for replacement this year but the most recent roof inspection was favorable only listing repairs as needed. Likewise the Clubhouse roof which was tentatively scheduled for a 2016 replacement only needed minor repairs and painting for 2017. We have a roof inspection every year. Replacement and or repair recommendations are based on this inspection. Payed by Special assessment.

Pool Repairs – Not scheduled as of this writing is the replacement of pool gutter wall tiles, depth markers and resurfacing the gutter shelf with pebble sheen. Pebble sheen is the same material used on the bottom and sides of the pool. We will also acid wash the pool interior. Payed by Special assessment.

We plan to replace the pool chemical control computers this summer. This is a budgeted item

Recreation Area Roof Painting – The tile roofs in the recreation area will be cleaned and painted this summer. Payed by special assessment.

Meeting Notices

Regular Board Meetings are held each month on the second Tuesday at 9:30 AM. These meetings are open to all unit owners. At least 48 hours prior to the meeting an agenda is posted. Early in each meeting under Good and Welfare non-agenda items can be presented to the Board.

You may also see other meeting notices posted. We post these so you have an opportunity to attend.

The only meetings that are closed to the membership are legal strategy meetings the board has with our attorney. By law we have to post notice of these meetings.

Please keep informed as to what is happening at Sugar Sands by attending as many meeting as possible.

Sales & Rental Requirements

The unit owner: When a unit is leased the unit owner gives up their use rights in the association property and common elements. Use rights to the pool, tennis courts, shuffle board courts, parking space and all use rights generally available to a unit owner are given to the tenant. The Landlord (Unit owner) retains the right to access the unit as a landlord and if invited by a lessee or another unit owner has all rights afforded a guest.

Trash & Toilet

Basic Rules For The Trash Dumpster: Bag all packing peanuts or securely close them in the box they came in before you place them in the dumpster. Bag all garbage and twist tie or securely seal the bag closed. NO loose raw garbage, NO loose fish carcasses and NO loose pet poop – Bag – If needed double bag these items. Glass, aluminum cans, drink boxes, steel cans, milk / juice cartons and plastic containers #1-#7 will go in the **blue recycling bin**. The **yellow bin** is for paper bags, tissue boxes, newspaper, paper bags, small sections of corrugated cardboard, magazines / catalogs /

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telephone books and unwanted mail. If you have large pieces of cardboard call the Sugar Sands Office for instruction on calling for a special pickup. Plastic bags, Styrofoam, shrink wrap, sandwich bags and Napkins are not currently recyclable and should go in the garbage bin. If you have household hazardous waste such as batteries, florescent bulbs, paint or used cooking oil call 561-697-2700.

Basic Rules For The Toilet: DO NOT Flush Q-Tips, Dental Floss or Cleaning Towels (Don't believe it when they say flushable). Do Not use toilet cakes in your toilet tank – over time they will clog the bowl return lines and cause your toilet not to flush properly. Use ONLY biodegradable toilet paper.

Guest Restrictions

House Guest vs Visitor: A visitor is any person visiting an owner or lessee who does not occupy the apartment overnight. A House Guest is any person occupying an apartment overnight with the owner or lessee present. Guest is further defined as those persons who have a principal residence other than the unit. For A Detailed Understanding Of Guest Restrictions Please Refer To The Declaration Of Condominium And “The Rules We Live By”.

Did You Know

- * Carwash stations are building specific. Please don't use another buildings car wash station.
- * It is a great help if you remind all guests of our rules. Keep a copy of “**The Rules We Live By**” in your apartment for them to read.
- * Please walk your dog away from the buildings. Even though you pick up after your pet, odor can remain in the area for some time.
- * Sugar Sands is a community that is intended and operated for occupancy by persons 55 years of age or older. Each Unit shall be used as a single family residence only and children under the age of eighteen (18) years of age may not occupy a unit on a permanent basis.
- * Replacing - Windows, shutters, hot water heater, electric panel and changing a tub area to a shower these are a few common alterations that require review by the Sugar Sands Design Review / Building Committee and Board Approval. These changes also require a permit from the City of Riviera Beach Building Dept. (561-845-4020) Avoid paying penalties, check with the Building Dept. to verify if your project requires a permit.
- * Sugar Sands Web Site can be reached at <http://www.sugarsands.org> . Please contact the office if you have not obtained your user name and password.
- * Please register your pet with the office.
- * Please register your car and license plate with the office.
- * All draperies, curtains, shutters, blinds, or other such window or door coverings shall be lined with a white material so that all windows and door openings shall appear white from the outside of the building.
- * Because of insurance and City Fire Marshall regulations, volatile liquids, paint thinner, paint remover, paint brush cleaners, Non-Latex paints and lacquers must not be placed in the storage lockers assigned to apartments. Nor may grilling or cooking take place on your patio / balcony or any other common area of the building.