

SUGAR SANDS NEWSWIRE

June 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.

Check The Envelope

In the envelope that included this newsletter you will also find your third quarter maintenance bill and a letter to the membership. Please pay the amount that is shown on your billing statement. The enclosed letter is a reminder of the current rules regarding common area parking of bicycles and the current rules regarding the outside appearance of the buildings.

Sugar Sands Web Site

www.sugarsands.org type this into your computer to access the Sugar Sands Web Site. You may find some things of interest. If you want to have full access to the web site contact us at office@sugarsands.org and tell us what password you want. The pass word must be 8 to 12 lower case letters, you may include numbers. Please include your name, building number and unit number in your email. We will send you a reply email once your account is setup.

Hurricane Season 2017

Hurricane season is here! If you left Sugar Sands for the summer or will be away from Sugar Sands at some time during hurricane season (June 1 to November 30th) make sure that your refrigerator is sparsely stocked. If a storm impacts our area we will be without power for an undetermined period of time and neither your unit watcher nor our staff wants to deal with a full refrigerator of hot spoiled food. Please also make sure that nothing has been left on your patio.

If you plan on weathering any storms that may impact Sugar Sands please pick up your emergency door hanger from the Sugar Sands Office. Keep in mind that emergency response teams and possibly utilities will not be available during and for some time after a hurricane. You are strongly advised to plan your evacuation route and develop your evacuation plan now. Once notice is given by local authorities to evacuate our area, leave the Island. Don't take the risk that you will be trapped on this Island during and after a hurricane. 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.

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.

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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 right after the Fourth of July Holiday. A second trimming for the coconut palms in November / December. This is a budgeted item.

Sealing Of Parking Lots – We hope to select a contractor for this work at the June 13, 2007 Board Meeting. The following lots will be sealed in August or early September, Buildings: #1071, #1101, #1131, #1170 and #1250. This work will be funded by special assessment.

Roof Repairs And Replacement – Building #1262 and Building #1261. A pre-bid meeting is scheduled for June 8th. At that meeting we will go over select points in the specifications with the prospective bidders. Bids are due June 23rd. This work will be funded by special assessment.

Pool Repairs – The replacement of the main pool gutter wall tiles, depth markers, acid wash the pool interior and resurfacing the gutter shelf with pebble sheen has been put off for this year. This work will be funded by special assessment.

We received the pool chemical control computers and they will be installed soon. The pool motor and pump are on order and expected to be here in the next four weeks.

Recreation Area Roof Painting – The tile roofs in the recreation area will be cleaned and painted this summer. Work is anticipated to begin July 10, 2017, weather permitting. The pool will be closed for several days during the pressure washing of the roofs.

Your 2017 Maintenance and Office Staff

<u>Name</u>	<u>Position</u>	<u>Term of Employment</u>
Rita Smith	Office Manager	2 Years
Nina Houston	Bookkeeping / Accounting	2 Years
Patricia Hampton	Maintenance	Started June 5, 2017
Tom Brooks	Maintenance Supervisor	9 Months
Rolly Peart	Maintenance	20 Years
Cebert Shand	Maintenance	15 years
Jerry Williams	Custodial	20 Years
Thomas Signer	General Manager	20 Years

The staff appreciates the opportunity to serve Sugar Sands and looks forward to many more years.

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Q & A

Q. How can my building get an outgoing secure mail box?

A. In past years if a majority of the unit owners at a building indicate by petition that they want an outgoing secure mail box the Board has approved the box. Staff can install the in wall box. The box cost less than \$200.00

Q. How do I get a fan in our laundry room?

A. Fans are not supplied by the building. Get with your building representative to discuss the addition of a space fan. Ceiling fans are not recommended as clothing may get caught in the blades.

Q. How do I get a cloth line or a drying rack, or a free standing table in my laundry room?

A. These items are not supplied by the building. If your building has one or more of these they were supplied at some point in the past by one or more of the unit owners at your building.

Q. We only have one handrail on our stairs. How can I get a second rail installed?

A. The building could circulate a petition to the building owners asking the owners in the building to approve a second hand rail, with the cost of that rail being paid for by the unit owners in your building. If you have a medical need for the rail it may be considered a reasonable accommodation for a second rail to be installed, but it may be at your expense.

Q. Can the dumpster room floor and walls be painted?

A. They can but once painted it will have to be painted periodically to keep it in good condition. The floor will most likely need to be painted twice a year as it will get worn from the dumpster wheels.

Q. Does my door really need a door chain?

A. Yes! The door chain when installed properly will stop the wind from blowing the door against the wall of the building and stop it from hitting and breaking the walkway light cylinders.

Q. What are you using to wash the walk ways at my building?

A. We use a biodegradable soap called Ultra Green, a little bit of Clorox to sanitize and brighten the walk and water.

Q. How do I get my elevator cab interior renewed.

A. Provide the Board of Directors with a petition signed by a majority of the owners at your building. This will let them know your building wants this work performed. The cost starts at about \$7,000.00 depending on what the owners want.

Q. How often is the dumpster room floor cleaned?

A. It is scheduled to be mopped out once a month.

Q. How can I get more night security lights at my building?

A. Send a letter to the Board noting your specific concerns. One of the committees will be asked to investigate your request. A second option would be to present a petition signed by the majority of the owners at your building noting that more lighting is needed and the specific location where you want more lighting.

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Insurance Renewals – June 2017

The wind / property policy, general liability and auto policies have been renewed.

* American Coastal is our property / wind carrier. The policy includes ordinance and law coverage – protection that has just become available to us. There is a 2% Hurricane per year deductible with a \$1,000.00 deductible for other events such as water damage from burst water pipes.

* Tokio Marine is our general liability carrier.

* Travelers is our auto carrier.

* Great American is the carrier for our excess liability coverage.

Plastridge Insurance Agency, Inc. is our new insurance agent. The 2017 renewal premium came in under budget by about \$100,000.00.

The Master Policy for the association covers the outside of the units, the overall buildings' structure and all the condominium property that we are required to cover under the Declaration of Condominium and Florida State Statue 718. However, the following are some of the items you are responsible for in your unit and you should consider insuring for the replacement of these items: Floor, wall and ceiling coverings – Appliances – Mold and fungi damage – Window treatments, i.e. drapes – Electrical fixtures – Water heater – Built-in cabinets and counter tops and Water filters.

It is strongly suggested that each unit owner purchase a Florida condominium homeowners policy (H06) on your unit and determine limits for the following: Additions & Alterations, Personal Property, Personal Liability in the amount of at least \$300,000 and Loss Assessment coverage is required by statute.

It is also important that you purchase mold and fungi coverage under your Homeowners Policy and flood insurance. Regardless of what floor you are on flood damage to the building could affect you.

The current condominium insurance law requires the air conditioner/heating equipment, known as the HVAC system, to be the association's responsibility for casualty losses such as fire, lightning, hurricane, etc. The maintenance and repair of the HVAC system is still your responsibility.

Please be aware that an important change regarding claims submission requires that all claims must now be submitted within three years from the date of loss. Insurance companies will pay for damage on an actual cash value basis.

We look forward to everyone's return this winter season. Have a GREAT summer.