



The Assn of Pelican Point

Summer 2016

Gazette

Board of Directors:

Randy Malecha	President
Glen Farnum	Vice President
Debbie Stanley	Secretary
Kathy Mocko	Treasurer
Jeanette Cullen	Director at Large

Property Management Company

Reconcilable Differences, Inc.
 Michelle Davis, LCAM Cell: 321-243-4346
 Ted Manna, Facilities Oversight 321-890-8845
 Sarah Davis, Office Admin 321-453-1585
 Gabrielle Porter, Admin Assist 321-453-1585
 2560 Palm Lake Drive, Merritt Island, FL 32952
 Office: 321-453-1585 Fax: 321-305-6199
 E-Mail: Office@RecDif.com
 Website: www.ReconcilableDifferences.net

Other Important Numbers:

Non-Emergency Sheriff Matters
 (321) 264-5100
 After Hours Elevator/Water Issues:
 (321) 243-4346

*** NEW STATE LAW ***

Barbeque Grills: No grills, electric or otherwise, can be used or stored on balconies, under any overhanging portion, or within 10 feet of any structure. Florida Fire Code changed, and now **NO** BBQs can be used on balconies at all.



Tenants: It is a requirement of the Association that we are made aware of new tenants before they



move in. You can obtain the "Renter Profile" on the website, or from the on-site office or from management. PLEASE help management and neighbors know who is living in your unit. Even if a friend is staying in your unit for a week, please e-mail us with that information so we can assure your neighbors that an approved person is there. And if you have the same annual tenants, year after year, we also need updated information on them as well.

Pet Rules: Pelican Point wants to remind everyone with pets to remember and adhere to the rules. Each unit may have up to 2 pets, which weigh less than 24 pounds each. Please be careful of the weight of your pet, the number of pets (even inside pets have to conform) and PLEASE remember that County Law requires them to be on a leash when outside, and requires that the owner of the pet clean up any "droppings" immediately. The pet walk area is in FRONT of the building at the retention pond, NOT at the seawall. For a pet to be considered a "Service Animal", proof is needed prior to move in, especially if animal is over the weight limit.



Website: Please take a moment and go to your website www.ReconcilableDifferences.net is our main page. Click on the Pelican Point sign photo to access your property. Photos of your property, minutes of meetings, the FAQ form for realtors, forms you will need to reserve the clubroom, the form to sign up for auto payment of your maintenance fees, tenant approval forms, pet registration, etc.; All of these forms are accessible at any time on our website.



Do you have a concern or complaint? We have "Situation Needs Attention" forms at the office door. Please fill one of these out and leave it in the black locked box. If you can't get to the office, please e-mail us your concern and we will get it to the proper person to handle it. There is also an online "Attention" form on the website – www.RecDif.com

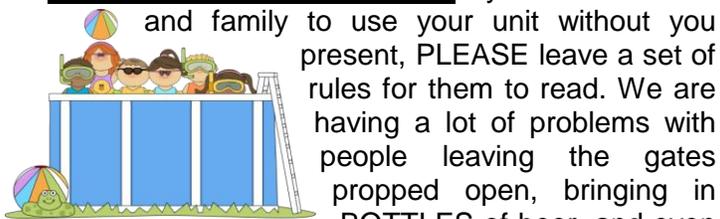


Bicycle Racks: Bike racks are placed at the stairwell in each building for the owner's use. These are to be used at the owner's risk and it is recommended that locks be used to secure the bicycle. Bicycles must be in good working order, and it is



recommended that owner marks the bike with their unit number.

FRIENDS AND OUR POOL: If you allow friends



and family to use your unit without you present, PLEASE leave a set of rules for them to read. We are having a lot of problems with people leaving the gates propped open, bringing in BOTTLES of beer, and even drinking those glass bottles of beer INSIDE the pool! This is against the LAW and if a bottle were to break, we would have to close the pool until it is drained, vacuumed and approved by the county to re-open. PLEASE make sure your tenants, friends and family know the rules. **Children MUST be supervised at all times by an ADULT.** We also appreciate a quick e-mail or call to let us know names and dates of friends' or family visits.

Other Pool News: We are in the early planning



stages of updating the pool. We are obtaining bids for new pool equipment, resurfacing the inside of the pool and upgrading the deck. We currently have funds in reserve to begin funding the project, but there is a large possibility of having to impose a small special assessment in the fall. As details become available, they will be shared with you.

Front Doors: Owners are responsible for their own

front door maintenance, but the Association supplies the paint so that all stay the same color. Call the office to have a can of paint ready for you to borrow. Preparation by removing all rust before re-painting will help the paint last longer.



Clubroom and Deck: The clubroom and the patio



deck area are for the use and enjoyment of unit owners, their families and invited guests, or their lessees. A resident of Pelican Point may reserve the clubroom for special occasions on a noninterference basis with regularly scheduled activities by filling out the form, signing the calendar at least 48 hours in advance of the event, and informing management or a board member. The resident shall be responsible for the conduct of his or her guests and must be present at all times during the event. A resident may not schedule or sponsor any event for any outside

group. The clubroom shall not be used for any commercial purposes.

Annual Financial Review: All owners are entitled to a copy of the year end CPA Review Audit. It is also available for inspection on the website. If you would like a printed copy of the report, please let us know.



Roof Access: Make sure a Board member or management is given at least 24 hours' notice of your need to access the roof, because it is locked and arrangements will have to be made to have it unlocked and then checked after your contractor completes his work.



Fishing Equipment: Fishing equipment shall not be left unattended at the seawall for more than a few moments and must not be left out overnight.



HURRICANE PREPAREDNESS:

Keep the following ready to be prepared for this hurricane season:



Include a 3 to 7 day supply of the following items:

- ✓ Batteries
- ✓ Battery operated radio
- ✓ Bleach (without lemon or additives)
- ✓ Butane lighters and/or matches
- ✓ Camera & film
- ✓ Cleaning & sanitizing supplies
- ✓ Eating utensils (disposable)
- ✓ Extension cords
- ✓ Fire extinguisher
- ✓ First-aid kit
- ✓ Flashlights
- ✓ Fuel for car
- ✓ Prescriptions
- ✓ Manual can-opener
- ✓ Non-perishable canned or packaged foods & beverages
- ✓ Plastic trash bags
- ✓ Tarps
- ✓ Toiletries: toilet paper & personal hygiene items
- ✓ Water (7 gallons per person)
- ✓ Pack up important documents & important papers in waterproof bags