



The Assn of Pelican Point Gazette

MARCH 2014

Board of Directors:

Randy Malecha	President
Glen Farnum	Vice President
Debbie Stanley	Secretary
Carole Burke	Treasurer
Jeanette Cullen	Director at Large

Property Management Company

Reconcilable Differences, Inc.
 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 Building/Water Issues: (321) 243-4346
 Insurance Agency: Ranew Insur: (321) 722-2338



2014 BOARD of DIRECTORS:

At the Annual Meeting held January 16, 2014, Jeanette Cullen was welcomed to the Board as our fifth member. The balance of the board has been in place for MANY years.

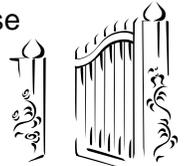
Please thank your selfless, unpaid volunteer Board members in 2014!

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" may be obtained on the website or management will be happy to send you a copy. PLEASE help management and neighbors know who is living in your unit. Even if a friend is staying in your unit for a week, e-mail us with the information so we can assure neighbors that an approved person is moving in. And if you have the same annual tenants, year after year, we also need updated information on them as well.



NEW RULES & REGULATIONS: Please see the website for the cleaned-up copy of the new Rules and Regulations that were approved at the Annual Meeting.

The **Gate Code** has changed. Please start using **#2014** now. Extra key cards to open the gate cost \$10.00 if picked up from the office, or we must add postage to mail them to you. If you have any questions about the new code or the key cards, please call!



AMENDMENTS: All owners received a large packet of information and a voting certificate regarding 2 issues:

- 1) Lower the requirement for an amendment change from 2/3rd of all unit owners to 2/3rd of all owners who vote in person or by proxy.
- 2) To change the building trim color from pink to an "earth tone" color.

We suspended the January 16th meeting and reconvened on February 20th to obtain more votes. At the February 20th meeting, 112 units returned their proxies. The amendment to lower the requirement for amendment approval from 2/3rd of all owners to 2/3rd of owners who vote passed with 94 yes votes to 18 no votes. Therefore, this amendment will be recorded and will be mailed to all owners to update your Declaration books. The 2nd issue to be voted on was to change the trim paint color, but this did not pass, having 58 yes votes and 54 no votes. We want to thank all of the owners who took the time to vote!



The CPA is currently preparing the 2013 **REVIEW audit**. Florida Statute allows all unit owners a free copy of this report. If you would like one delivered to you, please e-mail your request to Office@RecDif.com.



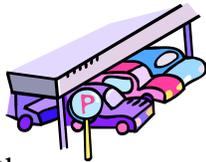
Window Issues:

We have received complaints about mold on and around windowsills. Non-insulated windows feel the difference between the interior and exterior temperatures and condensation will weep inside the glass. If not wiped up on a regular basis, mold will form. A bleach/water mixture works well, and we have been told a product called "Awesome" works even better. Maintenance will clean the exterior window ledges, but the inside sills of all windows need to be cleaned by the resident.

Please also look at your window **SCREENS**. If your screens are ripped or discolored and old, please have them re-screened or replaced. If needed, call the office for contractor names.

Parking Spaces:

Reminder: Only one vehicle per unit may be parked in front of the building and must display a current resident tag on the rear-view mirror. If you will not be in the unit for more than one week, you need to park out in the "2nd vehicle" or guest areas. Failure to abide by the parking rules and regulations may result in the vehicle being towed at owner's expense. Residents are responsible for ensuring guests also abide by the parking rules.



Please also remember that vehicles in the lot MUST be currently registered and in good running order. No flat tires, oil leaks, or abandonment.

Front Doors: Owners are responsible for their own front door maintenance, but the Association supplies the paint so that all stay the same color. Some front doors and jambs currently need to have rust removed and be re-painted. Call the office to have a can of paint ready for you to borrow.



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.

RECYCLE CONTAINERS: As you know, there are many benefits to recycling. However, recycling is only effective when the material collected is usable in the marketplace. Non-recyclable material cannot be used as a resource, potentially damages usable material it comes into contact with and has no commodity value. Waste Management wrote us a letter that said: "if your recyclables continue to be contaminated.... We will be forced to institute a contamination fee. This fee will comprise the loss of anticipated commodity or material value, the significant and unplanned cost to process solid waste, and potential regulatory fine associated with handling solid waste at a recycling facility that is not permitted to process municipal solid waste". With this stated, please do not place your trash in the recycle bins. The only acceptable recyclables are: Cardboard, magazines, mixed office paper, junk mail, phone books, paper board packaging, metal cans and #1 and 2 plastics. When you bring your recyclable items to the bins, please remove them from the bag you carried them in, and put this bag in the dumpster or take it with you to use again. Also remember to remove the caps to your plastic bottles. Please be cognizant of what goes where.



Please make sure a neighbor has access to your vehicle if you leave it onsite for extended amount of time. We will be putting a protective coating on the parking lot towards the fall and will need to have the vehicles moved for this process.



AIR CONDITIONER MAINTENANCE REMINDER:

Once per month, all residents need to pour 1 cup of bleach down the drain pipe of their interior a/c units. Let it sit about half an hour and then pour 3 cups of water down to rinse it. This helps to keep that yellow-green slimy mold from growing in your a/c lines and clogging them. These clogs cause flooding into your unit and possibly the unit below you. Randy is willing to show you how to do this, so call us to set up an appointment time!

