

OWNER UPDATE - JANUARY 27, 2023

PUBLIC ADJUSTER: The Board of Directors has added approval of public adjuster, Strategic Claim Consultants, to the Thursday, February 2, 2023 meeting. The contract for the public adjuster is dependent upon review and approval by the association's attorney and the public adjuster's attorney and reference checks. The contract will also be amended to show that they will not receive 10% on our first settlement check.

ROADWAY: Due to the high number of worker vehicles and equipment, we ask that you drive slowly and carefully around the complex.

MISCELLANEOUS: In order to maintain accurate records and organization, all communication and questions should flow through our management company. Please email ana@newellpropertymanagement.com and refrain from emailing information to directors through their personal email. If you need for directors to be made aware please let Ana know and she will make sure that the message reaches them.

ELECTRICAL OUTLETS: Many homes have kitchen and bath outlets exposed and Homeowners are not aware that these outlets need to be replaced and have a GFI or GCFI installed. For those owners who are *hiring their own contractor*, please make them aware of this information.

Maybe this article can help.

<https://bates-electric.com/gfi-vs-gfci-outlets/>

HURRICANE IAN TAX REFUND INFORMATION: (Information from the Collier County Property Appraiser's website)

For a Possible Value Adjustment

If you had MAJOR structural damage to your property please send any documentation such as insurance/repair estimates, permit applications, construction documentation, photos, or any other pertinent information via email or mail (see below).

Additionally, you may qualify for a tax refund.

Application for Hurricane Tax Refund: Section 197.3181, Florida Statutes (F.S.), provides a refund of property taxes originally levied and paid for residential improved property rendered uninhabitable for at least 30 days due to Hurricane Ian or Hurricane Nicole. **To be eligible for refund, the property must be determined "uninhabitable," that is the property could not be used or occupied for the purpose for which it was constructed for a period of at least 30 days as evidenced by documentation.** The owner of the property must file this sworn application with the property appraiser's office by **April 3, 2023**. [THE LAW PROVIDES THAT THIS DATE IS APRIL 1, 2023; HOWEVER, THIS DATE IS A SATURDAY, AND THEREFORE THE DATE IS EXTENDED TO MONDAY, APRIL 3, 2023]

You should file this application even if you have not paid the tax due. If the property appraiser determines the applicant is eligible, refunds are to be processed upon timely payment of 2022 property taxes by the property owner, or immediately if the taxes have already been paid. Section 197.3181(4), F.S., provides a property owner who fails to file an application by the deadline waives a claim for a refund of taxes under this section.

To apply, please download, fill out, sign the [Application for Hurricane Tax Refund Form](#) and submit it to our office along with any documentation such as insurance/repair estimates, permit applications, construction documentation, photos, and any other pertinent information via email or mail (see below).

Email or Mail

Email: hurricane@collierappraiser.com

Collier County Property Appraiser
Attn: Hurricane Dept.
3950 Radio Road
Naples, Florida 34104