

Sundown Condominium Association Newsletter

Spring-Summer 2015



President's Message

Did you enjoy the past winter? Snow, snow, cold, and more snow repeated over and over and over again. The winter was too cold and lasted far too long. We have now turned the page and are on to warm weather and sipping margaritas on the deck.

For me personally, the winter was difficult on many levels. My Christmas Eve fall resulted in several surgeries and I am just beginning rehabilitation. I look forward to a full recovery by the end of summer. I want to thank all of you who sent me well wishes. Your thoughts and kind words have cheered me on my long road to recovery.

As I was unable to travel, Barbara, Marion and Pat managed all the events of this unprecedented winter. I want to thank them for their dedicated work during this difficult winter ensuring the safety of Sundown. They are outstanding Board members and a true credit to our community.

As you can imagine, winter raised havoc with our property. We are working diligently on completing all repairs in a timely fashion. In February we hired Jim French to assess the impact of the snow on the roofs of all the buildings. The Board authorized approximately \$10,000 to be spent for the removal of snow and ice from all our roofs. The money to pay this non-budgeted service was taken from our reserve account. While our reserve account remains healthy, this will delay other non-emergency projects.

I want to thank those of you who supported the Board's proposed budget at the last Annual Meeting and resisted the urge to lower our 2015 condominium fees. That action would have compromised

our ability to respond during this past winter's emergency situations.

We have scheduled some roof repairs and other minor building repairs in the next few months. We are moving forward with replacing the fence along Route 11B and will be reporting to you when we have bids and options.

We are also pursuing the possibility of bringing a property management team onto our property to aid us in both property maintenance and financial reporting. The workload of our volunteer Board continues to grow, and we hope to put in place a plan of action to keep our community a wonderful place to live for many more years.

I urge you to go out and enjoy the warm weather, cool water, and many events happening around the lakes region. Have a wonderful summer!

Welcome/Hello

Wayne and Cheryl VanAlstine--owner 7C
Estate of Jeanne Pochily-----owner 63C
Peter Maniatty-----owner 59A

Goodbye/Best wishes

Karen and Steve Leonard
Paul and Lisa Singh
Victoria Makris and family

Other Information

- Dumpster Depot picks up Tuesday and Friday mornings through Labor Day. Please break up big boxes or recycle them.
- Watch for bright yellow signs in the flowers by the mailboxes to indicate chemical treatment of lawn or mulch beds.
- Two parking spaces per unit means please have visitors park at the church lot. Please be considerate of others.
- No motorcycles--so be vigilant during MOTORCYCLE WEEK and ask any cyclists to leave immediately.

--Plantation Beach passes are blue this year. Contact ksvindland@yahoo.com to pay your dues and get your passes.

--Our Board member, Don Provencher and his wife Loretta plan to be full-time Floridian residents! They are here now, stop and wish them well before their unit sells! There will be a vacancy on the Board of Directors when Don leaves.

Treasurer's Message

The unprecedented winter season has proven to be costly for Sundown. When the warm weather appeared, we uncovered the damage to our buildings from this past winter. As stated by our President, the appropriation of approximately \$10,000.00 for emergency snow and ice removal from our roofs has impacted our reserve account. This expense was not part of our original budget for 2015. With the arrival of warm weather, we plan to address the important issues needing immediate repairs. As always, our buildings will take precedence for these repairs.

For the unit owners who pay by "electronic check" from your bank, please allow 7 to 10 business days for your check to reach Sundown. Plan ahead when using this form of payment. Just a reminder, all condominium fees are due on the first of every month. Thank you to all for continuing to pay your condominium fees on or before the required due date.

Let's all enjoy the warm weather!

Sincerely,

Vin
Marion
Barbara
Pat
Don

