

OLDE MARCO INN

a newsletter for the owners of the Olde Marco Inn condominiums



Summer Update

At the March 2024 Annual Meeting, members discussed the rising costs of our overall property insurance. The Board also approved new parking signs to discourage outside visitors from parking in spaces designated for guests of the Olde Marco Inn and on-site businesses. We were all sorry to bid farewell to the beloved Bistro Soleil, and will miss Dennis and Lisa, as well as their staff. Plans for the building are still under consideration.

Board members for the 2024-2025 year were approved: **Dan Sheridan** (President), **Dean Scribner** (Treasurer), **Judy Burns** (Secretary), **Liz Dorsey**, **Bonita (Coco) Carter Patteson**, **Michael Allard**, and **Nicolette Paplaczyk**.

Insurance Market Presents Challenges

The Florida insurance market has made headlines over the past year as rising temperatures and increasing costs have presented challenges for condo associations and homeowners. During the past six months, Resort Management and the Board of Directors have been searching for the best policy that provides the maximum coverage currently available in our circumstances with the fairest cost.

According to industry reports, Condominium Association Insurance policy premiums in Florida are up 40 percent since last year. It is a special insurance policy designed by insurance companies to cover the real property belonging to the Association Common Area, against any covered Perils including named hurricane, water damage, high winds, fire, also to protect the Association from any potential legal lawsuit brought by an outside visitor or from your unit owners, which might cause financial burden to the Association and its Unit Owners. This insurance is in addition to each owner's HO6 policy which covers your individual condo unit. As market values have increased, so have costs associated with ownership. The Surfside tragedy has resulted in a new Florida law requiring inspections of all condo buildings higher than four floors. The Board is planning on completing this inspection within the next year.

The Olde Marco Inn COA welcomes new owners and offers answers to some of the questions that arise with our unique condo property. Our website at oldemarcohoa.com is an excellent resource for current information, as well as archived newsletters, condo documentation, photos and updates. It is the easiest way to communicate with owners on a timely basis.

The next board meeting is scheduled for **Wednesday, June 12, 2024 at 10:00 a.m.** Information will be posted on the website and in the elevator lobbies.

Maintenance Reminders

Air Conditioning Maintenance

All owners are responsible for contracting for ongoing air conditioning maintenance service which includes periodic inspection of the systems on at least an annual basis, addition of current industry standard products to keep the lines clear and periodic blowout of the lines.

Water Heaters

All owners must replace unit water heaters after they have been in service for ten (10) years. If an owner fails to replace his water heater after ten (10) years of service and if a leak occurs in a water heater or related pipes, the owners will be strictly liable for all damages caused to the unit, the common elements, association property, other units or any other property which is damaged by such leak.

Dishwashers

All owners must replace unit dishwashers after they have been in service for fourteen (14) years.

Hoses and Refrigerator Water Lines

All dishwasher, toilet and sink hoses must be steel lined, and if not steel lined, must be replaced with steel lined hoses. All owners must replace the refrigerator water line when replacing the refrigerator or remodeling the kitchen.

Owner Lock Boxes

Owners cannot affix items to areas of common property. For example, Tarpon level 2 has lock on railing. This will be removed and discarded by Condo Association unless owner removes it prior to June 30.

Pest Control Services

Our COA fees cover is pest control services. The buildings are sprayed quarterly and by unit as needed. If anyone spots any kind of insects in their unit, they should call Resort Management on Bald Eagle Drive in Marco Island at 239-642-5466. They will send a service technician out to your unit.

Proper Disposal of Trash

Owners and guests are responsible for removing trash from the condo units. Trash disposal goes to the blue trash cans located on each building level. If the trash bags or boxes do not fit in the receptacle, please take trash down to the large dumpster areas provided next to the backside of Tarpon or next to the side entrance of the Inn and Bistro building.

Owner Responsibilities

All changes and renovations must be approved by the Board of Directors. Owners also need to carry insurance in addition to the COA insurance to cover personal property and deductibles. Owners who are not in the rental pool need to remember to changed their lock batteries every nine months or as needed. Smoke detector batteries also need to be maintained and checked. Air filters are also important to maintain on a quarterly basis.