



Association Newsletter #5

President's Message

It has been over one year since our property wall was damaged by an inattentive driver. Countless hours have been expended by Sentry Management and me trying to resolve the non-performance of FCR, the company we contracted to make the repairs. As a last resort, we have solicited the services of our Attorney to help obtain a resolution. As an alternative, we have been working with Lee County seeking other solutions such as pouring "in-place". It seems that the water main behind the wall limits the alternatives that can be considered. Needless to say, this situation has been very difficult for all involved. We will continue working diligently to get the wall repaired.

The scheduled projects that have been accomplished to date have been outstanding. We will continue these efforts to maintain the property to everyone's satisfaction.

The next meeting of the Board of Directors is scheduled for November 13.

Fred Salerno

President

Wall Repair

As reported previously, there have been continuing problems with communication from the contractor, FCR. We have been told a litany of untruths and have found it necessary to engage our Attorney. A letter was sent to the contractor dated October 7, 2014 demanding a schedule for the completion of the wall; said schedule to be submitted within 10 days. The Management Company and the Board had spent countless hours prior to engaging our Attorney to resolve this problem but with no resolution. We will continue to pursue an amicable resolution with our contractor as well as looking for alternative solutions.

Pool #1

Our current maintenance plan calls for the resurfacing of Pool #1 in the summer of 2015. Bids will be solicited during January/February 2015. Many thanks to Warren Briggs for his management of the Pool #3 and #2 resurfacing and his continued involvement with the Pool #1.

Broken Balconies

A total of 49 balconies have been repaired over the past months. Currently, we have a new list of 8 balconies in need of repairs. These will be addressed after this season.

Car Stops

Fifty eight (58) new car stops were purchased and delivered. Frank Hamm is currently in the process of replacing the broken ones throughout the complex.

Sidewalk Repairs

Repairing cracked sidewalks is an ongoing project. Frank has been repairing the most severely damaged areas. This work will continue as time permits.

Dumpsters

Work has begun to add new walking pads leading to the dumpster transfer stations so that we have a safe, level and dry approach to the dumpsters. This will be completed during this season.

Landscaping

All trees and shrubs have recently been pruned. Fresh cedar mulch has been laid. The landscaping of the association looks beautiful as usual. Thanks to Kay Olinger and to her committee for their outstanding work.

Repair and Improve Pool

The bathrooms at the pools are in dire need of repair. Some work requiring immediate attention will be started and completed throughout this season. John Bragg and Warren Briggs have been assigned to assess the remodeling needs and will prepare a scope of work report which will be presented and discussed at the next Board meeting in November.

October 15, 2014

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