

Managers Report 9/1/2008

## **Elevators**

The projected date for the passenger elevator to be completed is the week of the 22<sup>nd</sup> of September. While the service elevator is being completed, the restrictions on the passenger elevator will be very stringent. It will be absolutely necessary for the owners to call the office for workers, contractors or deliveries for prior approval. Failure to notify the office could result in refusal of the contractor or deliveries on the property.

The projected date for the completion of the service elevator is 12/1/2008.

## **Shutters and Sliding Glass Doors**

The Florida legislature recently passed legislation that effects your shutters and sliding glass doors. To put it in layman's terms the owners are required to maintain their shutters and sliding glass doors. If a loss occurs because of failure to properly maintain them, the owner may be held liable for any damage that occurs to any other unit or common area.

Both the shutter companies and window companies recommend that the servicing of shutters and windows should be done twice a year.

If you have any questions, please call the office at 772-229-3591

## **Rules and Regulations**

A reminder to unit owners: You are responsible for any damage to the common area or any violations of the rules and regulations of your guests.

### **Circular Drive**

The circular driveway will be closed the week of September 15, 2008. We will be removing most of the paint on the driveway and walkways. It will then be primed and painted. We will keep one walkway open, but the driveway will be closed for the week. Sorry for the inconvenience.

### **Shutters and Water turnoff**

All owners are supposed to close their shutters and turn off their water when away from the building. If the association has to close your shutters and/or shut your water off, you will be billed for that. It is your responsibility to close up your unit. If you need assistance in doing so, please call the office.

There are still a number of water valves that need to be replaced. Also there are a number of front doors, storage doors and shutters on the west side of the building that need to be painted. The association will notify the owners individually of the units that need attention.

Any questions, please call the office.

Mick Mullen  
Manager