



Safety and Security Concerns and Procedures

Recently we have had residents notify us of suspicious activities late in the evening, sometimes days after the activities took place. **Please call 9-1-1 if you feel threatened or concerned in any way.** This office is not equipped to handle suspicious activities after hours, however we would like to be notified immediately AFTER you call 9-1-1.

We are looking into various types of security and surveillance equipment to help identify any potential wrongdoing but it is YOUR responsibility as a resident to take the proper action when your safety or the safety of others is threatened.



2013 Projects Are Underway

2013 is here and we are already making plans for some projects to be completed in 2013.

The manufacturer of the beach access stairway has been contacted and plans are being formulated to have them installed as early as possible this year. They will consist of gently sloped ramps, with two separate landings.

Another major activity will be the restoration and repaving of the exit driveway. The blacktop has deteriorated and needs to be replaced. Along with that we are looking into solving the drainage problem that runs alongside the road.

One small project that is in the works right now is refurbishing the exercise room. In the past, the room has become a graveyard of unused, unwanted and outdated equipment. Some of the equipment has been removed, the floor has been repainted, and the moldy carpeting has been replaced and a rubber mat has been placed under the free weights. The ping pong table has been moved to the pool recreation building, which allows more room for personal exercise mats.

With the exception of a coat of paint, the dumpster corral is now complete, including security lighting.

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Rules & Regulations ...

This month we continue reviewing the rules and regulations. The following section has been added this year. Please take the time to read it.

Leasing of Units

All owners who rent to a tenant shall:

- Provide the tenant with a copy of the Rules and Regulations.
- Include in the lease agreement a provision that the tenant has been given said copies, has read and understood, and agrees to abide by these documents.
- Notify the Board of Managers in writing that the unit is tenant-occupied, giving the name(s), address and phone number of the occupants.
- Provide to the Board the name of any agent retained by the unit owner to manage the unit for him/her. The unit owner is responsible at all times for the enforcement of the established guidelines.
- No condominium unit shall be rented for transient or hotel purposes.

Next Board Meeting:
Monday, January 21
7:00 p.m., Association Office