



# BOD News

## April 2022

Three Officers from Stuart Police Community Relations attended the Board Meeting to provide us with information of upcoming programs they are offering. Don't be a Victim, the Citizen Police Academy and Old Prescriptions can be taken to the CVS on Monterey Rd and Rt 1 April 30<sup>th</sup>. Additional information is available on the flyers for each program which have been posted in the Laundry rooms thanks to Elizabeth Leone. Neighborhood watch will be starting up again.

I was informed last week that one of our owners walking the canal around 6:00am encounter a female walking towards the river. As he approached the area by the clubhouse, he ran into a male who he questioned as to why he was on private property. The owner called the police, the police did apprehend the two people. They were identified as having been on the property and their car contained needles and several bags containing a white power. One of the call outs at the meeting from the Police was that if you see something that does not look right to call them!

**From Steve:** thanked Carmen for restarting the Moat after the Sunday power outage. He thanked Nancy, Becky and all the "Windy Weeders" for the great job keeping the grounds in such great shape. He also wished all the "Snowbirds" who are leaving happy travels, a safe summer and we look forward to you all returning!

**From William:** The painters have completed all lanais except BM 301 .

The Fire Department inspected the property on April 5th and found minor deficiencies including some exit sign battery backup replacements needed and surge protectors in the meter rooms with camera equipment. Bicycles under stairs is also not allowed under the current fire code and the grill at Carlisle Castle will need to be relocated 10 feet from any combustible landscaping. The Bike issue is being reviewed and at this time no action needs to be taken. The CC grill has been located to the grass area between BM pool and the restrooms.

Lift Station- The new replacement generator is scheduled for installation soon

The LP fuel tank proposals are in the packets. Moat – The moat pump check valve and intake housing was repaired. The check valve was moved higher up the intake pipe to help lessen corrosion.

Docks- Carmen has completed the dock staining on the river docks and the Clubhouse bridges  
Pools- Treasure Coast Surfaces has sent a proposal for repairs at the British Merchant Pool and sealing and or repainting of all pool decks.

State Health Department Pool Rule changes now include mandatory signage for depth warnings and only commercially bottled water in plastic bottles on the wet deck. New signs have been ordered.

**Grounds/Landscaping Committee:** is busy working on plans for next season while strategizing on maintaining the grounds over the summer. The committee would like to thank Ann Marie Healy for the lovely handmade quilt and other gifts she donated that added \$1600.00 to the committee donations. The winner of the lovely quilt was Paula Roux! These donations help the committee to supplement the Grounds/Landscaping budget in continuing the improvement and maintenance of our grounds.

**Social Committee:** Music Bingo on the 27<sup>th</sup>, information has been sent out and is posted in the laundry rooms.

**Grievance Committee:** meetings were held on March 29<sup>th</sup> and April 11<sup>th</sup> for the committee to review fines voted by the board against two owners who did not comply with our Rules and Regulations. The committee voted unanimously in each case to uphold the board's decision and the fines of \$1000 to each owner.

Any owner doing work should review our rules and requirements prior to the start of the project. Contact any member of the Architectural Committee; Tim Kelly, Charlie LaBarbera, Manny Martinez, Lee Varner or William with questions on forms, permits and requirements.

**Architectural Review Committee:** Tim Kelly informed us that the committee is active and willing to help any owner with questions or concerns when planning and doing a remodel. He informed us that guidelines need to be followed, all contractors must fill out the contractor's form, be licensed and insured. There is a rumor that contractors no longer need to be licensed which **is not true** in the state of Florida.

**Owner Reminders:** I was asked at the meeting to remind all again that the speed limit in the complex is **15mph**. We have had additional complaints of near accidents especially on the bend in front of WP. Also, folks are not stopping at **the stop sign leaving the north side** at the entrance. Folks pulling in have encounter cars driving through the stop sign and on the wrong side of the road!

Family and Resident guest's names need to be submitted prior to their arrival to the office as per our Rules and Regulations.

As owners get ready to head north be sure your water is off, AC has had a maintenance check and the office has a key for your unit. Cars left on property must be in your deeded space and a key left in case it needs to be moved.

As a reminder the minutes of the Board Meetings are on our website.  
Building coordinators please post in the Laundry Room.

Mary Lou and the BOD