



BOD NEWS

March 2022

Steve thanked everyone for their patience while the lanais were being painted. The painting is complete with the exception of one unit which the Board is dealing with. Steve notes that the Lift station was down recently and a proposal for a larger propane tank is pending with the installation of a larger generator. We are asking owners if they notice anything or smell something odd to please reach out to William or a board member as this is how the Lift Issue was discovered before it caused damage to any property. Owners were notified through our One Call service or our website registers of the need to not flush toilet, shower or do laundry.

Please if you are not on a list for an emergency notification see William.

Blue Stream provided a Power Point presentation and questions were taken from the audience. It is anticipated the construction to install new fiber optic cable to all buildings will begin next month. Owners will be able to switch to Blue Stream for Internet service at a lower rate than Comcast in June. The bulk rate contract will begin in March of 2023.

William reported; Buildings; The Fire Hydrant inspections and testing were completed this month. Spalling repairs are completed at BM west stairs and CC riverside wall at #302.

The new replacement generator has been ordered. We have contacted Ferrellgas for a quote to replace our tank with a 500-gallon tank and relocate it closer to the generator. FPL has replaced a transformer cable at SI and an attempt to start the moat pump failed due to a crack in the housing. Parts have been replaced and the moat is running again. Carmen will be staining the docks over the next few weeks weather pending.

Comcast reminder: please be sure you do not unplug cable boxes. Comcast sends out signals to all equipment to keep refreshed and the boxes working. If we unplug the boxes, we will experience issue when we return. Unplug the tv but not the cable/modems.

Sun outage information: This interference is an inherent part of the satellite technology and occurs for approximately 2 weeks, generally in March and October. These outages can not be prevented but can be predicted.

The Grounds/Landscaping Committee is busy continuing to maintain and improve our landscaping. As you have seen many projects have been completed and the plan to redo the front of Windsor Park is out for a quote, planting will be done after rainy season. The committee would like to thank all owners who have made donations and Ann Marie Healy for the lovely handmade quilt to be awarded to a lucky winner at April 1st First Friday. Tickets are available for the Quilt until the 1st. These donations help the committee to supplement the Grounds/Landscaping budget in continuing the improvement and maintenance of our grounds. As an owner and on behalf of all our owners I would like to thank the Committee and the 'Windy Weeders' on maintaining/improving the grounds. The complex is looking Great thank you all!

Social Committee; April 1st First Friday is April 1st. Music Bingo on the 27th, more info to follow.

I have been asked to remind all that the speed limit in the complex is 15mph. We have had recent 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.

“Owner Reminders”:

Owners renting their units should have the tenant sign up for One Call. Also, if your tenant has one vehicle as per our rules it must fit in your deeded parking space. As a buyer, a renter is required to read our Rules and Regulations and sign that they have done so.

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.

No flower pots should be behind your Lanai or on the catwalk.

We still have work being done without Contractor sign in forms being filled out or remodel plans submitted to the BOD. If you have questions check with William. A list of projects that require a permit is in your Rules and Regulations. If you don't have the updates version of September 16· 2020 it is on our website.

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

