Dear Owners,

Hope all is well with our owners/residents and your Memorial day was a great one. This is our May update, and attached are the April approved minutes and the most recent financial reports.(We are currently under budget) In a nutshell, it has been a very busy time around East Horizon and while there have been many improvements; there is still a lot to be done!  First I want to thank all of the board of directors for their commitment and dedication to or community, and for the many hours they are vesting for the association. I especially want to acknowledge Scott Wilfong, Doreen Medvigy and Peter Burgess, for the hours they spent on the electrical box rebuild. (Please see photos of before and after attached)

**LIST OF WHATS BEEN ACCOMPLISHED:**

Pool Lights / timer has been repaired and are operational.

Recreation Room and common area Air Conditioning unit has been replaced

Flag pole rope and hardware replaced and operational

Well replacement for irrigation

Pool Heater replaced

Pool Pump replaced

A C units in the elevator rooms replaced

Fire Inspection completed

Fire Extinguishers inspected

Common area locks serviced

Pool bathroom door repaired

Irrigation system up and running

Roof repairs building two.

Ghost ant issue in building four (still being implemented)

Electrical box rebuilds on the roof and roof repairs associated with project.

Repair of front glass door for building two.

Procurement of owners keys (all but three secured ,there were over 25 unaccounted for)

First scheduled Board member walk through

Major item evaluation and projected future cost, i.e. Elevators, Roofs, Generator, Paving, Painting

Recreation room carpet cleaned.

Committee meetings initiated—Parking, Key, Welcome committee, beatification/improvement

                                                  Bid /contract, Budget and revenue development. I.T.

**LIST OF WHAT IS UPCOMING:**

Water supply pipe building one and review of all four building water supply lines.

Concrete and Balcony restoration

Elevator repairs

Generator

Pool area

Garage Doors

Roof cleanings

Web site

Re key common areas

Irrigation system review

Roof repairs building two and four

**JUST SOME REMINDERS AND HELPFUL HINTS:**

When you are going to be away from your unit for any time period of 24 hours or more it is always a good practice (and required in our rules and regulations) to turn off your water and turn off the hot water heater breaker. (We recently had a water heater leak in one of the units, We were fortunate to discover it early and kept the damage to a minimum , but it still involved three units) A great example of the need to have keys on hand for every unit.

Please do not leave shopping carts in the walkways!! It is not a safe practice. (As well it doesn’t project a positive image.)  Please store them in the garage when finished using them.

Please use common courtesy with noise, in your units, the hours and volume, related to work projects, music and entertainment, and general movement of furniture. Noise is one of the disadvantages of living in stacked housing, but is far out weighed by the beauty of living on the beach!!

Proper disposal of trash and recyclables in accordance with our rules and regulations.

Please contact the management company whenever there is an issue that is relative to maintenance and or any common area concerns. Williams Management Co. 321 241 4946.

As many of you know we have had a lot of new owners over the past 5 years. Many of these owners are full time owners and many are families. This is awesome but with change and growth there are always “growing pains”.  Three such areas of growing pains are Electric, Water and Parking (two of these items are quickly becoming a large portion of our operating budget) Common area electricity and all water use throughout the complex is covered by the association—therefore it is paid for by all the owners. Our revenue as an association is derived primarily from our monthly fees.

More bodies and more full time residents means more loads of laundry, more showers, more car washes, ect. etc. . If you have a running toilet, or leaky faucet, please be considerate of the impact these items are having on the budget and have the issues corrected.

Electricity use in the garages and around the common areas are available as an occasional convenience usage and shouldn’t be powering personal refrigerators, freezers, motorized vehicles ect. ect. These areas that we need to focus on and try to exhibit some conservation, in order to avoid increase in fee’s. If you have a running toilet, or leaky faucet, please be considerate of the impact these items are having on the budget and have the issues corrected.

Parking is also a growing pain concern. The board has set up a committee to recommend policy and provisions for the parking issues. Until the committee finalizes its recommendations and the board addresses and implements any policies and provisions, I ask that again all owners be courteous and considerate. Proper use of your (deeded) parking space(s) in the garages for parking purposes and limit the excessive reliance on the outside spaces would be greatly appreciated by all.

We remind you that our board meetings are at 7:00 third Wednesday of every month, in the rec room. Reminder notices are posted in the lobbies. We welcome your attendance and there is an opportunity for any and all residents to speak during our general discussion segment. This is a good time for your input ideas concerns and suggestions. Please take the time to get involved, we have established the following committees and they are currently meeting to address issues of the association. Parking policy, Key Policy, Welcoming committee, Beatification/Improvement committee, Revenue committee. Contracts and bid committee, I.T. committee. We will be setting up a rules and regulations review committee as well. Our association is all of our responsibility and we should all take ownership. I am pleased with the growing number of owners getting involved. We are trying to increase your awareness and keep you informed via this email and better communication. If you want to get involved in a committee, please contact me via my email terry@nein.net.

Respectfully submitted on behalf of the Board of Directors

Terry O’Grady

President