MANAGEMENT REPORT

To: Board of Directors

From: Patricia M French-Pacitti, ARM, LCAM

Date: April 24, 2014

* Need approval to implement restrictions on the use of the common areas for the one unit owner more than 90 days in arrears. Becker Poliakoff is preparing the legal notice to send to the delinquent party but prior Board Approval is required.
* In the one chronic foreclosure case, the judge did not allow sanctions against the bank but did prohibit further continuances of the May 19th trial without proper notice to all parties and an opportunity to be heard before a judge. I will attend the May 19th court hearing. From Attorney Robert Rydzewski: *The May trial will proceed and a foreclosure sale scheduled in late June or early July.  Unless, Mr. and Mrs. Moran settle with the bank, we should have a new owner (likely the bank) by the end of July [the clerk of court must wait ten days after the sale to issue the Certificate of Title (the deed)].*
* TD Bank has received all information and paperwork is ready for Officer’s signatures.
* During the project three water heaters showing signs of failure were discovered and all three were replaced. One was already scheduled for replacement; one was discovered when a plumber from Jupiter heard a specific noise in the wall when he was several floors down & the bad heater was on the PH level. That one was addressed immediately and replaced the next day. The third heater was discovered when Randy noticed corrosion on the top of the heater and when Jupiter inspected same, found it leaking from the top, showed the owner, and replaced the tank today. ORIGINAL HEATERS need to be REPLACED. Building #1 has 8 original water heaters and Building #2 has 7. SEE ATTACHED.
* Geraniums are being pulled from the flower beds at the main entrance and the areas will be left empty for approximately two weeks to allow the soil to recapture nutrients. At the beginning of the rainy season, Dwarf Oleander will be installed along the ramps to the pool in addition to trying several sample colorful plantings in front of the guard house.
* Strand Zone vegetation has been added to on the dune line and Golden Creeper added to the west side of the dune. The plants are small and once the growing season begins and they establish to the area, the plants will fill in nicely by the time many of the residents return in the fall.
* The Designer has provided a draft budget for Building #1 which is being reviewed.
* Floors Direct has received the pool hallway carpeting and Tile Market is obtaining the specific color stone for approval. The stone batch has been selected but within that specific batch, there are varying color tones. Regency needs a specific stone tone to be acceptable. As part of the developer theme, both buildings’ wall and floor coverings must remain alike.
* A “working copy” of the current Rules & Regulations document has been formatted for each Policies & Procedures Committee person. We have already had several situations that will be addressed when the committee reconvenes in the fall. One issue is “smoking” and what to do with butts at the pool area. We are placing a butt stand by the garbage can for disposal of cigarette butts. To avoid further complaints from non smokers using the pool area and being bothered by cigarette smoke, one item for committee discussion will be a designated smoking area.
* The St Lucie County Fire District held their first community workshop to obtain feedback on concerns and services.
* Randy has completed the balcony inspections throughout each building.
* Metro Fire Sprinkler replaced all outdated gauges as indicated on the most recent inspection report.
* Jupiter Plumbing snaked each drain to the main as ordered by unit owners who opted in. Building #1: 32 units signed up and 116 drains were snaked. Building #2: 32 units signed up and 130 drains were snaked to the main. All main drains from the roof to the ground and out were jetted in both buildings once unit drains were completed. Snaking unit drains to the main will be offered again next year and coordinated with the annual main drain jetting schedule. The kitchen drains were really bad.
* One of Building #2 domestic water pumps is being rebuilt and will be reinstalled at the same time the backflow is inspected.
* Several units’ main shut off valves are not holding. An inspection of all units like we performed in 2010 will be scheduled.
* A new owner entered into back to back six month leases. Unfortunately, there was no inquiry into the Regency rental policy, nor had they read the Rules & Regs. All of you received a copy of my email regarding this situation. I have subsequently spoken with the owner and one of the rental contracts will be cancelled.
* The Martin County Commission approved the renovation of the old Holiday Inn.
* May 28th, Commissioner Frannie Hutchinson will be the special guest of the Presidents’ Council. Frannie’s term is up this year and Charles Grande is running against her.

A VERY SPECIAL NOTE

Our 3.4 mile beach project has been nominated to receive the American Shore & Beach Preservation Association’s, “Best Restored Beach Award”.

We started the concept of regionalizing projects, were the first project in the state to obtain funding for “regionalizing”, and now regionalizing projects is being studied at the federal level. Please read the information in the packet which explains why this project is a model for projects everywhere.