

Calusa point

Florida Property Management Solutions, Inc.

Natalie Cedeno, LCAM - Property Manager

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SEPTEMBER 2013 - NEWSLETTER

FROM THE BOARD OF DIRECTORS:



Over the past several months the Board of Directors has been working on accomplishing several changes in our community. As you can already see, we have again repaired all the pot holes around the property, tented and fumigated the clubhouse so that it is absolutely termite free and vacant spots have been replaced in the common ground landscaping. We continue to maintain the street lights, along with many other upcoming improvements.

UPCOMING PROJECT:

The following short term projects are on the way:



- Clubhouse roof will be repaired or reroofed.
- An updated security camera system to be installed.
- Repairing of the broken curbing.
- Painting of the community after the rainy season.

RESERVE STUDY

The association has completed a study by an engineer of the common area reserve items for the future repair or replacement of expendable components in the property. It was determined in the report that the total current cost of all reserve components included in the analysis sum to: \$999,949.00 and that the Association currently holds \$382,059.98 in cash reserves. Therefore in order to complete vital projects upon the expiration of the remaining useful life, the association funding of reserves would have to be increased by \$44,700 per year, for a total of \$104,400.00 to be funded under the Cash Flow method. In turn, this would represent at least an additional \$13.60 per month, per unit that must be allocated to the reserve line items. The following items are included in the funding: Painting and Waterproofing, Asphalt Resurfacing (overlay),

Tennis Courts, Pool and Equipment, Playground and Gazebo, Fencing, Mailboxes, Clubhouse and Restrooms, Security Cameras and System and Street Lighting. As you may know, many of these are almost at the end of their remaining useful life. Florida Statute 720.303 reaffirms that the association must maintain adequate reserve funding by law of capital expenditures. If you would like to receive a copy of the reserve study report, please contact management and they will be more than glad to email it to you.

DUMPING:



Please help us keep the community clean by not dumping garbage in front and / or in back of your home and in the common areas of the community. This includes landscape debris, large bulky items or trash bags outside of the green or blue containers. If you require bulky trash pickup you may contact Miami-Dade County at 311 to schedule service. You are allowed 2 pickups per year. Please contact management to provide them your confirmation number in order to avoid any warning or fine.

PET GUIDELINES



Dog Waste:

According to Miami-Dade County ordinance dogs are not allowed to defecate on public land or commonly held private property. Dog owners are responsible for picking up waste material left by their dogs and disposing of it properly. Please be sure to carry a bag so you can clean up after your pets when taking them for a walk in the community. Violators will be fined \$100.00 per offense. (Miami-Dade Sec. 5-20)

Stray Cats:

Please help us control the over population of stray animals. **Do not feed stray cats!**





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BARCODES:

Barcodes are available for purchase at the management office at \$10.00 each. This fee will be collected after the first 3 have been issued to the unit at no charge. You may stop by the office at anytime during business hours, or call to make an appointment to meet at your residence at a more convenient time for you. Please be advised that the vehicle being registered must be listed under the name of the authorized resident in order for a barcode to be issued. We will require a copy of the driver's license, vehicle registration with the Calusa Point address and payment in check or money order **ONLY** if applicable. **BARCODES WILL BE ISSUED INSTANTLY ONCE ALL INFORMATION HAS BEEN RECEIVED AT THE OFFICE.**



BOARD MEETINGS & PROCEDURES:

Board meetings for the year 2013 will be held on the following dates:

October 22 December 10

Meetings commence at 7:00 pm and will be held in the pool area. The procedures for the meetings are to conclude all business, discuss new business, and have a resident's open forum at the conclusion of business. The open forum will consist of homeowners addressing community issues which are on the agenda rather than personal items. Time will be limited to three (3) minutes per resident. If a resident has an issue that is not on the agenda or wishes to address the board, the property manager should be notified at least one week in advance of the meeting so that prior arrangements can be made.



SAFETY PLEASE!



Please follow the speed limits (15 mph) and stop signs throughout the community for the safety of our children and adult residents.

SECURITY OFFICER'S CORNER:

Moving Hours: 7 am to 9 pm – Monday to Saturday

Real Estate Showing: 9 am to 7 pm – Daily

Construction: 9 am to 6 pm – Monday to Saturday

Commercial Vehicles: Only allowed during the period of approved construction or moving. **OVERNIGHT commercial vehicles will be towed from the site.**

*****NO SUNDAYS OR HOLIDAYS*****

PROPERTY MAINTENANCE

We would like to thank all the owners that have taken their time and money to comply with the violation notices sent.



Your cooperation is highly appreciated which makes Calusa Point a better place to live and helps maintain higher property values. **Please keep in mind the following, which are NOT PERMITTED:**

- Trash containers visible from the street on non-pickup days
- Broken, rotten or missing trellises, wood gates, fences and screening on patios
- Broken or hanging light fixtures
- Roofs with missing or broken tiles or blue tarps for an extended period of time
- Missing / Broken / Nonconforming / unit numbers and letters on outside front wall.
- Doors not painted with approved brown color - Timber Trail 8746N
- Fascia not painted with approved brown color - Timber Trail 8746N
- Flashing not painted with approved color - Clay Beige 8721W
- Holidays decorations which are not removed 15 days after the holiday period
- Landscaping not properly maintained as set forth in the guidelines (aesthetically appealing)
- Alteration made to the landscaping of the association property including trimming or removing plants and/or trees.