

LETTER FROM THE PRESIDENT

June 2016

Summer House Owners:

It's summer in Ponte Vedra Beach, and our small corner of the world is bustling.

HardiBoard Project

The aquamarine siding on Building 1 is now visible from A1A. And the positive reactions from within and beyond the Summer House community are plentiful. The clean, fresh, imaginative look illustrates the energy and progress of our community. From a technical point of view, each building is a little different. Building 1 required more repair work on headers than Building 16 but had somewhat less overall damage inside the envelope. Building 2 is next. Notably, eight of the twelve owners in that building have contracted to change out their windows, taking advantage of the meaningful discounts available to owners who do so during the siding replacement. Construction will continue!!!

Re-Pipe Completion

Following 18 months of work, the repipe project, encompassing more than 300 units, is complete. It was not easy for owners, tenants, staff or contractors. But it had to be done. The excessive costs and resident disruptions caused by slab leaks and subpar Association-owned pipes have been eliminated. The Association has done everything in its scope of control to resolve, once and for all, this persistent community problem.

In our communications with owners over the course of the project, we detected a general lack of awareness regarding the division of responsibility and ownership between the Association and unit owners. Ownership and repair and maintenance responsibilities are set forth in our Declaration of Condominium, a document that the Board lacks authority to alter. In some instances, that division of responsibility is complicated. The easiest shorthand way to describe it, though, is this: if a pipe, conduit or building element is shared, repairing and maintaining it is generally the responsibility of the Association. If a pipe, conduit or building element serves only a single unit, the unit owner is generally responsible for repair and maintenance. There are some complex exceptions to the rule, but that's the basic outline. In practical terms, unit owners are responsible for the repair and maintenance of plumbing and electric serving only their units, while the Association is responsible for plumbing and electric that is shared.

Garbage

Garbage disposal continues to create aesthetic and financial problems throughout the community. Disposal of inappropriate items inside and outside the compactors, simply not putting trash into the compactor, disposal of trash in and around the compactors by persons who do not live in the community...the list is expansive. The Association owns the Beachside compactor; its constant abuse is costly to us all. We have tried communication, notices, signage, etc. Nothing has worked.

At the last Board meeting, the Board authorized the installation of high definition cameras so that the staff can identify, fine, recover costs from and/or prosecute the people responsible for the rules violations and illegal dumping. If you are a non-resident owner, please be sure to communicate our garbage disposal policies to your tenants, particularly when they are moving out or if they are a contractor. Ultimately, of course, owners will be responsible for the fines and compactor repairs caused by their tenants.

Building Envelope Penetration

The Association has embarked on a multimillion dollar project to remove the existing siding from Golfside buildings, repair the water intrusion damage and re-side with a water-impervious product that has a meaningful warranty period. We also address more minor water intrusion repair on an occasional basis on the Beachside. The community cannot afford to have our building envelopes penetrated for the hanging of plants, hammocks and decorative items because that leads to water intrusion. There have also been numerous instances of the installation of eye hooks to secure bicycles. Envelope penetrations can void our siding warranty. This is a priority enforcement item. Landlords: tell your tenants. Owner residents: please cooperate.

Fire Code

The Association recently received a letter from the Fire Marshall indicating their interest in making sure the Fire Code provisions are followed in multifamily communities, an interest undoubtedly generated by concern about the dangerous multifamily fires in recent years. We have no choice but to accept and adhere to the Fire Code. When placing chairs, tables and plants in front of your units, please be attentive that they do not create an exit obstruction and are not placed underneath or around fire equipment. Do not leave firewood outside your front door or on your patio.

Beach Towels, Rugs, Fishing Rods, Coolers, Golf Clubs, Brooms, Shoes, Etc.

Summer means, among other things, participation in outdoor activities. The various items listed above, and all of their aesthetic cousins, are specifically prohibited by the Declaration from being placed where they are visible. A complex strewn with unsightly items devalues everyone's rental rates, property values and quality of life. Bring it inside, please.

The Good Landlord

Summer House residents are predominantly tenants.

The Good Landlord:

—> Has a digital or paper copy of the Rules and Regulations and gives it to their tenant [email shresident1@hotmail.com if you need a copy] and lets them know that they are responsible for following the rules.

—> Understands that the purpose of rules enforcement is to enhance the value of all owners' property, including the enhancement of the rental income potential of their unit.

—> Explains to the tenant that Summer House is a condo association, not an apartment complex, and that issues with their rental unit should be directed to the landlord.

—> Ensures that their tenants are properly registered with the Association for emergency and other communications.

—> Understands that the Florida Statutes and our Declaration prohibit the use of the recreational facilities by owners whose units are leased.

—> Realizes that the long term value of their property is much more dependent on the operations of the Association than their tenants, who will come and go.

A Sad Note

Most owners and residents of Summer House conduct their interactions with others with respect and a positive spirit of cooperation. However, an amazing number of residents behave abusively toward the staff, whose priority is the safety and satisfaction of all owners and residents. We have a genuinely great staff. The constant stream of belligerence they absorb from some owners and residents is disturbing and undeserved. The problem is becoming widespread in the area, and one prominent association has recently instituted fines for staff abuse. It's okay to be upset if your car has been towed or you were cited for a rules violation. You are not free, however, to abuse others because you made a mistake. Landlords: take the time to make this point to your tenants.

On behalf of the entire Board and Staff, we hope everyone enjoys the summer and savors the great lifestyle that is Ponte Vedra.

And thanks for your trust and support.

Sincerely,



Joe Gill