



CONDOMINIUM 'C'

Fairway Point Newsletter

Sept 2019

Message from the President

Dear Owners:

Soon we will be welcoming back our “snow birds”. It seems based on weather reports during the summer months the country was suffering heat temperatures that we here in Florida are used to. (Hint to the snow birds - maybe this is your wake-up call to say the Florida heat is no different and make this a permanent home!) We have also endured a very rainy summer – not just showers late in the day – but for many days in a row all day! During the rainy season the Association planted many new plants and/or bushes. These are all starting to take root (see pics at the end). And now we in hurricane season. I hope all owners heed warnings and are prepared. Me, someone new to Florida, are so prepared. My long-term Sarasota friends laugh at me. But I have my “go bags” prepared with food, water, bedding, important documents, etc. I know I am over cautious, but please do not dismiss preparedness. This link is a very detailed website to understand what is needed.

https://www.mymanatee.org/departments/public_safety/emergency_management/emergency_management_news/hurricane_preparedness

Fairway Point still needs people to volunteer for open Board positions. We currently only have three (3) members – when we should five (5). We are functioning but if any one Board member resigns and cannot be replaced – then this Condo Association must be turned over to management company that will significantly increase the management costs of this community. This is not meant to “scare” people, but a plea with owners to get involved. Please consider volunteering to join the Board in one of the current open positions and when the time is right running for the Board and supporting the community you live in. If interested in joining the Board please contact me at

mmusicfairwaypoint@gmail.com

Beyond the rainy season and prep for hurricanes it has been uneventful here in Fairway Point. We dealt with a raccoon issue when a huge oak tree, which was home to a large family of raccoons, was removed. We also had issues with weeds that the Landscape crew could not deal with during all the rain we had. Both are being taken care of.

I look forward to visiting with everyone soon. I am looking for volunteers to help put together a social event for the November time frame welcoming owners back and having a great time like we did in April. Anyone interested in volunteering with this please contact me at

mmusicfairwaypoint@gmail.com. All help would be appreciated



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Lastly, we need volunteers to support the following committees. Again, please contact me at mmusicfairwaypoint@gmail.com if you are interested.

Fines Committee: TBD

The Board is looking to get three owners to volunteer to work with the Board on imposing fines for violations of the rules of the Condo Association. These violations and fines come only after the owner has been officially notified of the violation, have ignored these notifications, and the Board has elected to impose fines. These volunteers would not need to address owners – only endorse or deny the Board's recommendation on fines for the violations. These fines must be implemented uniformly, without bias, etc. So again – these volunteers **would not know the owner in question** – only approve or deny the fine that the Board wants to implement.

Social Committee: TBD

At this time the Board is proposing two social gatherings a year – one at each of the pools. If anyone would like to volunteer to help organize these gatherings of friends and neighbors please let me know. This committee (or a person) would also organize “ad-hoc” meetings of owners. These meetings will not follow a formal agenda or “robert’s rules of meeting”. It will be an open discussion of topics, held at one of the pools, maybe take place each quarter, and a terrific chance to meet neighbors and discuss the community. Any items that need to be brought to the attention of the Board will be appreciated.

The Board thanks you for your support and please feel free to contact me if you would like to volunteer.

Martha Music
President – Fairway Point
MMusicFairwaypoint@gmail.com

President:	Martha Music
Secretary:	Diane Lieberwitz
Treasurer:	Todd Johnson
Vice President:	Remainder Two Year Term Expires 2021
Member at Large:	Term Expires February 2020

Owners Notification

Many owners contact Board members concerning violations of rules and regulations. The Board and PCM makes every attempt to respond to these complaints. But understand these are your neighbors making complaints. To respect your neighbors and abide by the rules and regs, here is a list of the most



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ergoregions complaints that are reported. If you rent your unit please make sure your tenants are aware of the rules and regs.

- Trash receptacles being left on the curb to long after pick up
- Trach receptacles being placed out on the curb to early
- Commercial vehicle parking
- Not locking the pool gates (both north and south)

The Board will begin sending violations letters as needed for these offensives, and will begin imposing fines for these. We do not do this lightly, but we are a community, and all neighbors need to respect your neighbors.

Budget / Quarterly Payments / Late Fees
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As of July, 2019

Operating Checking Account	164,549
Money Market Account Reserve	330,540
Money Market Fund	13,666
Assessments Due	32,802
Total Income	303,223
Total Expenses	280,826
Net Income	22,397

Quarterly payments are due on the 1st of July. **Please mark your calendar now.**

***** If you have a problem keeping up with the maintenance fees and assessments, please get in touch with us. If you ignore the situation and just stop paying the fees, you will only compound the problem by incurring late fees, interest charges and attorney costs. *****

Gentle Reminders to all Owners or their Renters
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Please be reminded of the following:

- All trash receptacles should be returned to their storage location after Tuesday's pickup. They should not be left out on the curb.
- Lids should be securely placed on trash receptacles. We have noticed many unwanted critters having a picnic around the property. We do not want this to get out of control. So please make sure trash lids are secure.



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- All pool gates should be locked. Owners should have a key as it is the same as the restroom. If you do not have one – one can be purchased for \$3.00. If you have a key that does not work please bring it to Larry and it can be replaced.
- If renting you unit - please make sure your tenants have a copy of Rules and Regulations posted in unit and that they have read and signed on Rental Application

Distribution of Non-regulated Materials

As mentioned in the last newsletter, email will be used to communicate non-regulated information concerning Fairway Point. I also said “blind copy” will be used. Both of these have been implemented. I have communicated issues dealing with the raccoon situation and the weeds. I also sent out a survey question concerning retractable shades for the front patio areas. I hope you find these emails informative and not too intrusive.

If you talk to your neighbors and friends in the community please ask them if they have provided an email to me so that they can get this information. If you have not already done so, please complete the form at the end of the newsletter so we have all of the important contact information that Fairway Point needs.

**** Please note that the website we have has been moved to a new location. The newsletters are now available at www.pacc1.com on the Condo C / Fairway Point web page.**

Board News: The next Board meeting will be held on September 12th

Buildings Chairman: **TBD**

There have been no volunteers to head this committee – so please consider this volunteering for this. As for buildings we have had to repair several roof leaks over the last couple of months.

Landscaping: **Tom Bukata**

Several owners have contacted me about landscaping concerns. This will be discussed at the Board meeting on Sept. 12th.

Upcoming:

- Palm Tree frond maintenance – probably to start around September
- Planning for Oak Tree maintenance on the west side of WCCD. Note is not an insignificant task and needs to be planned in accordance with the upcoming 2020 budget.



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Social Committee: **TBD**

A good time was had by all at the April 25th social event. We would like to have another event maybe in November when the “snow birds” are back. If anyone would like to help organize this social please contact me at mmusicfairwaypoint@gmail.com

Miscellaneous Information

Commercial vehicles are not permitted to be parked overnight on the property per our Association Rules and Regulations. Violators of this will be tagged, the owners of the unit may be imposed a fine and /or vehicle towed. Please instruct the drivers of these vehicles that this is not permitted.

All sales and rentals must be processed through Progressive Community Management (PCM).

Owners Announcements

This is a new section to the newsletter. Please feel free to pass along birth announcements, weddings, prayer concerns, neighborhood events coming up, whatever. I will read through these and post in the quarterly newsletter. These can be emailed to me at: mmusicfairwaypoint@gmail.com.

If you See Something, Say Something:

We have all heard this before, but we all should look out for our neighbors. So, if you see something unusual in the neighborhood, or at the pools, etc., do not hesitate to notify either Progressive Management Co. or a Board Member.

General Information

Website:

Association information can be found at the website noted here. Please bookmark this site and use it often.

<https://johnaugust45.wixsite.com/pacc1/condo-c-fairway-point>

Management Company:

PCM Management. Robert Wiebusch 941-921-5393

Meetings:

Association meetings are open to all owners. Please mark your calendars for the following Board Meeting dates. Please keep in mind they are subject to change – but the Board will do everything possible to keep this schedule. This will be posted on the website, as well as at both pool areas.



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2019 (typically the 2nd Thursday)
4/25 (Board Meeting and social event)
5/16 (meeting cancelled due to lack of a quorum)
9/12
11/14 (Budget meeting and social event)
No Dec

2020
2/3 (annual meeting 1st Monday according to the By-Laws)

Association Dues:

Dues are payable quarterly: January 1, April 1, July 1 and October 1.
Instructions for payment are located in the coupon book provided by PCM Management.

Rental Units:

- Rental Applications must be completed and fees paid prior to the rental period
- Short term rentals (less than 30 days) are not permitted
- Owners must make sure renters receive the Rules and Regulations
- Rental periods do not always end on Trash and Recycle dates. Owners are responsible to make sure trash receptacles are placed on the curb on the proper days and brought back in on the proper days.
- Owners are responsible to the Association if renters do not follow the Rules and Regulations
- Commercial vehicles may be parked only during the time they are actually servicing units or common elements.

Ground / Unit Modifications:

All modifications to your individual unit must be approved by the Board. This includes, but not necessarily limited to the list below. Forms to request approval for modifications can be found at the pools by the drop box / bulletin board. Contractors must be licensed and insured.

- Internal Renovations
- Windows
- Lanai enclosures
- Gutters
- Paving stones (sidewalks / patio areas)
- Landscaping

NOTE: Satellite Dishes are strictly PROHIBITED. Any owner that installs these will be instructed to remove them.



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Mail completed form to:
Martha Music
7016 W. Country Club Dr. N
Sarasota, FL 34243

Please Print Clearly

Owner Name(s): _____

Unit Address: _____

Phone: _____

Email(s): _____

Permanent Resident: Yes _____ NO _____

Rental/Investment: Yes _____ NO _____

Period of Rental: Full time _____ Part-time _____

“Snow Bird” Information:

Address: _____



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