



CONDOMINIUM 'C'

Fairway Point Newsletter

March 2019

Message from the President

Dear Owners:

The annual meeting of Fairway Point was held on Monday February 4, 2019. I would like to thank everyone that attended in person or participated by proxy. During this meeting a new Board of Directors for Fairway Point was elected. Here is your new Board and their positions:

President: Martha Music
Secretary: Diane Lieberwitz
Treasurer: Todd Johnson
Vice President: Position to be filled
Member at Large: Position to be filled

It was at this meeting that I accepted the position of President. On behalf of all owners, I would like to thank Jack Mansbach for his leadership for the past couple of years, and also to Frank Wester and Ellie Le Blanc for service to the Association. As a final thank you, I would personally like to thank everyone that has stopped by, emailed or called wishing me well in this new position, and offering up assistance where it is needed. Over the last couple of years adherence to good fiscal policies have been in place, and many improvements, maintenance items, and beautification projects have taken place. This good work must continue, so all volunteers are welcomed and needed. Below are three areas that we really need owners to participate with. They are not full-time jobs, nor require any special training, but they do allow you to get involved, get to know your neighbors, and participate in the Association.

Landscaping Committee:

People involved with this committee will review owners plans to modify the grounds outside the individual units to ensure that consistency is maintained in the plantings and ensure that any changes would not have a negative impact on our Ground Keepers. This committee would also make recommendations to the Board on the common grounds beautification needs.

Buildings Chairman:

This position would respond to owners that have roofing problems and/or problems on the outside of their units. You might need to visit the unit to see where the issue is, take a few pictures and report it to the Board and/or Larry Hayden (maintenance). This does not involve any changes to the interiors.

At this time there are no large-scale projects planned for the Association. As Jack reported at the annual meeting both pools have been refurbished, new lights installed, new signage, some driveway work completed, and many improvements to the landscaping. During 2019 we will be undertaking the sealing of the driveways, and hopefully some repairs that have been reported.



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Social Committee:

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.

Again, 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

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. The Board will be determining the schedule for 2019. This will be posted on the website, as well as at both pool areas.

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
- Owners are responsible to the Association if renters do not follow the Rules and Regulations
- No Commercial vehicles are permitted to be parked in driveways. They can be parked in garages.



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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.

Budget / Quarterly Payments / Late Fees

Treasurers Corner: Financial Position Jan 31 2019

Checking Account.	137,365
Money Market Res.	304,958
Money Market Fund.	13,599
Assessments Due	30,803

Net income Jan 31 19. 6,825

Quarterly payments are due on the 1st of April. **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. *****

Distribution of Non-Regulated Condo Materials

Going forward any non-regulated information about Fairway Point, Condo C, will be done via email or posted on the website. This includes items like this newsletter. Many of you receive your copy of the quarterly newsletter via “snail mail” – please note this will stop with this edition of the newsletter. If



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you would like to get on the Email distribution list, please complete the form on the last page of this newsletter or send me an email at mmusicfairwaypoint@gmail.com and I'll be happy to add you to the list.

**** 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 April 25th (a change from April 18th).

Buildings Chairman: **TBD**

The Board approved the use of Ring Doorbells for security. These devices can replace the doorbell that is currently installed. Camera's and other devices that attached to the building are not approved.

Landscaping: **TBD**

No news to report

Social Committee: **TBD**

No news to report

Miscellaneous Information

At the annual board meeting questions were raised concerning the letter sent out by Manatee County and if it could mean Tax increases. Below is the response received:

Subject: Information on the MSTU Letter

Re the letter received from Manatee County re the MSTU: The county is just updating the map for the MSTU (Municipal Service Taxing Unit), which is the ordinance to fund landscaping services within the Palm-Aire community, to reflect Palm-Aire as it is today. The original map back in 1991 included property that was not yet developed. An example would be Woodlake which did not exist when the MSTU was created. The land was included but had not been developed. Once developed, the property owners were taxed but the map was not updated. There is **NO INCREASE TO TAXES**. This is just an administrative update. Because the MSTU is an ordinance the change has to go before the county commission for approval.

Barbara Robinson, President



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The Fire Department is finishing up its annual inspection. They report they are finding quite a few units in our Association with grills on their lanais, which are in violation of the County code. They are subject to a summons!

Please remove any grills located on lanais at once.

Art Smith, Buildings Committee

Overnight Commercial vehicles are not permitted per our Association Rules and Regulations. Violators of this will be tagged, the owners of the unit may be imposed a fine. Please instruct the drivers of these vehicles that this is not permitted.

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.

I'm sorry to announce the passing of an owner/resident of Palm-Aire Condo Association "C", Winnie Granwehr. Winnie lived at 7012 for over 21 years before succumbing to a long illness on Thursday February 28, 2019. Her Son and Daughter in law would like to invite anyone interested to a memorial gathering at 3PM on Wednesday, March 13, 2019 at the Palm-Aire Golf Side Clubhouse, 7406 West Country Club Drive North.

Sincerely,
Jim & Donna Granwehr



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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:



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Address: _____
