



Water Glades  
Property Owners Association

## Winter 2019 Newsletter

Dear Unit Owner,

It is good to see all our friends and neighbors who have returned to paradise for the season. It has been a busy last few months at the Water Glades. Below are some of the major projects we have been working on.

1. Pool Deck Parking Garage – This is the last of our (3) three Parking Garage/ Decks going through emergency concrete/spalling repair. Swimming pool coping and deck joint repair is included in scope of the project. 100% of the Pool Deck parking should be available for use by Friday evening January 25<sup>th</sup>. This project will be completed within the project budget and time period. (See attached photos)
2. Emergency Generator – A 30,000 KW Kohler emergency generator has been installed at the west end of the shuffleboard court on the pool deck. This deck top location will help protect the generator during most hurricane flooding events. Generator will supply 100% power to the clubhouse and all pool deck and pool deck parking garage lights. Generator will not only assist in protecting our million dollars plus investment in the clubhouse but will also ensure a safe environment for nighttime parking and walking on the deck during power failures. Lights also act as an extra deterrent to burglars and other criminals.
3. Painting – The Clubhouse, pool deck walls and pool deck garage have already been painted. All dune line walls, North and South Tennis Court/Garages and the Guardhouse are also currently being painted. Tower 100 paint/spalling project is complete. Tower 200 paint/spalling project is nearing completion. Tower 300 paint/spalling project is scheduled to begin in April. The new color is very similar to the original building color. Benjamin Moore as the paint manufacturer is inspecting the project and providing a 5 year labor and material warranty. NOTE...North tennis court is scheduled to be painted in the next few days. The office will contact the owners in order to arrange for the cars to be removed. This project should take no more than one week. South tennis court/parking deck will follow shortly afterwards.
4. Entrance Gate – A new advanced barcode reader is being installed at the entrance gate. This system is similar to Sun Pass. All owners will be scheduled by tower to receive the new sticker. Old system will not be disconnected until owners receive new barcode readers. New system will be installed in the beginning of February.

5. Comcast Cable TV/Internet Installation – All new wiring has already been installed in all (3) three towers to the AC closets outside each units front door. Comcast will start wiring from the AC closet into the units of Tower 200 the last week of January. They will begin on the top floor. The Water Glades office will contact owners to schedule installations. Comcast expects to take about 4 weeks per Tower to wire individual units. Tower 300 will be wired after T-200 and T-100 will be last. Unit owners must have someone over 18 years old with decision-making authority in unit during installation. Water Glades staff will be available to act on behalf of owners who are not on site. Owner must give written notice to office giving our staff ability to make wiring decisions. Comcast installers will do their best to keep wiring hidden. In most cases this will not be an issue. They plan on going through ceiling soffits and inside closets. If they cannot hide all the wires and you want them hidden, each owner will then be responsible to repair any damage to their sheetrock. Note: Comcast will only wire to current existing cable outlets. Owners are responsible to order from Comcast, and pay for, any additional outlets. Office will provide contact information for available contactors if you do not have your own contractor to repair sheetrock. You must allow your units to be wired by April 1 to avoid being charged a wiring fee and having to make your own scheduling order.

Comcast is going to hold a unit owner meeting in our clubhouse in the next couple of weeks. They will explain how to get the new Xfinity cable boxes, remotes and modems. You will not have to change your boxes and remotes if you already have Xfinity X1 system. In addition, they will explain what services are included and how to use the equipment. Their staff will also explain how to ensure you are not being overbilled for extra services you currently pay for that will now be included in our new bulk (7) seven-year contract. Our new contract includes (3) HD/All house DVR's, over 60 additional channels and Internet Service. Rather than paying individually for these additional services they will be included in your monthly condominium fees. A BIG thank you goes to Paul Kotsol and his committee for taking the time and effort to negotiate a great contract. Paul's expertise was invaluable in getting us the best package possible.

6. Sand re-nourishment and Submerged Intracoastal Land - The County has applied to the State for a permit to place sand back on our beach. Funding is coming from Hurricane Irma claim. It is important that we use our members of Congress to assist in getting FEMA to expedite this process. As we know, Turtle season is coming quickly. The POA Board has approved replacing up to 500 cubic yards of sand on the dune, at our expense, if we are unable to get the State and the County to move prior to this upcoming turtle and hurricane season. Please fill out and mail the attached letters to our Congressional representatives. The County Board of Commissioners has additionally approved a 5-year plan and local funding match for dune and beach sand. Hopefully, the State will include this project in next year's budget. As a member of City Councilwoman Botel's Water Front Advisory Board, I have been asked to join with a representative from Viking Yachts and Councilwoman Botel to meet with the City Comptroller and City Attorney to discuss different options, the board came up with, to ensure the submerged land under the intra-coastal, directly West of A1A (N Ocean), remains vacant and environmentally preserved. Will give update in next newsletter.

NOTE...The POA Board has approved placing 500 cubic yards of sand on the beach at our expense if the county is unable to get FEMA's approval prior to next hurricane season. The State is currently processing our emergency permit.

7. Seal Coating – All driveways and parking areas will be hot seal coated and re-stripped in late April.
8. We have added a center rail on the south tennis court to add strength and increase stability in high winds. We have also replaced various caps and end braces as well.
9. By-Law Amendment – As per our legal counsel advice, the Board approved Civility By-law amendment to assist in preventing future litigation costing thousands of dollars in addition to protecting our Officers & Directors Insurance policy. All owners were sent a copy by regular mail and e-mail and the by-law amendment was filed in the county clerk office
10. POA Assessments – The POA Board has assessed a total of \$1,000.00 per unit this past fiscal year. The new fiscal year starts March 1, 2019.

Note: The Car-Rinse is available to get salt off your car. It is not a replacement for a car wash. Please be considerate of your neighbors, the water storage tank can only hold so much water and gets depleted quickly.

A special thank you to the Landscaping Committee for a job well done. The Christmas Light Committee turned the Water Glades into a winter wonderland during the holiday season. Thank you to all the owners who volunteer and participate at board meetings.

HAPPY HEALTHY NEW YEAR



Glen L. Spiritis, POA President  
On behalf of the Board

Bob Stein	POA Vice President	(T-200)
Paul Kotsol	POA Treasurer	(T-100)
Gustavo Usandizaga	POA Secretary	(T-300)
Ray Pinard	Board Member	(T-100)
Judy Schiller	Board Member	(T-200)
Tom Mackiewicz	Board Member	(T-200)
John Passerini	Board Member	(T-300)
Mickey Harwood	Board Member	(T-300)
Russell Reisman	Manager	