



The Harbor Pointer

Better Living Through Cajolery



Newsletter for Harbor Pointe Residents; Titusville, FL

NOV-DEC, 2016

2017 Budget Coming

By Tom Creecy
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For those of us who are condo treasurers, nothing beats the excitement of the new yearly budget. You can share in the buzz at our official **Board Budget Meeting at the Clubhouse on Thursday November 10 at 6 PM.**

Unfortunately, while Board members prefer them smaller, this one's bigger. Much of the growth is within the Reserves fund, which is a kind of savings account for future wear-and-tear on our facility. Because of this, your dues will be going **up** about \$4 per month to \$490 for condo/marina dues, and **down** about \$13, from \$77 to \$64, for Boat Slip owners' dues.

Changes this year include a Y-u-u-u-g-e uptick in the amount allotted for roof repair. The DBPR, the State board that oversees Florida condos, had responded to a complaint by a resident that the Roof Reserve fund was too small. Our change to it has satisfied their complaint, which the agency has now closed.

Previously, the Board assumed, with its consulting engineer that the foam underlayment of the roof would last indefinitely. The DBPR disabused us of this, saying that nothing lasts indefinitely, and that the longest it can last under their official *Index-Of-Things-Wearing-Out* is 50 years. So we're complying, boosting the roof reserves to \$850,000* in a fund that also covers the regular maintenance the roof will require. Your Board believes this account will remain plump throughout the life of Harbor Pointe.

Meantime, Leland Management, HP's management firm, has introduced new software that will enable individual owner access to HP's Billing & Assessment ledgers. (On your browser: www.lelandmanagement.com, then follow instructions to get to Harbor Pointe. You will need to know your account number.)

***\$850,000 total roof reserve works out to \$6.75 per month X 12 months X 50 years X 210 units--not so scary at the per unit level.**



It Could've Been Much Worse!

Hurricane Matthew caused Rose Wilson's (5-303) Bayliner to suffer a torn and disheveled American flag. Otherwise, the Harbor Pointe maritime fleet made it through pretty well.

On land, HP suffered 9 overturned trees, and brought on some of the electrical and electronic anomalies that summer storms seem to wreak on Florida's electrical grid.

The calculation is that storm damage will cost the Association about \$10,000.

A Few Good Ones

The five-person team of Board Members is to be rechosen by popular vote at the Annual HP Association Meeting next March.

Many on the Board have served tirelessly for several years now, and their tirelessness is wearing thin.

If at all so inclined, please put yourself forward to help HP stay on course, and continue to improve as it has for the past six years.

Interested, even remotely? Please corner a Board Member and chat with him. Contact Doreen directly for an Intent-To-Run form.

BALCONY OVER-SLOP BANNED



A resident's balcony after a particularly brutal balcony-cleaning-slop-over from the apartment above. Three floors worth of balconies were encrusted with varying amounts of a rust/filth paste.

Be careful how you wash your balcony. The H.P. rule book prohibits **S.O.E.** (Slop-Over-the-Edge), balcony cleaning in Section X, Subsection N. (Really!). While Subsection N doesn't say why, there are two reasons:

- 1) The water you slop over doesn't disappear into the ether, but, rather, tends to be visited upon the neighbors below in a shower of rust and filth. In egregious past cases, this has laid waste to the furnishings with which lower balconies were outfitted. Doing this will make you both caught and ashamed.
- 2) The slop-over, assuming it's rich and patinated, will also discolor the paint on the edge of the balcony, either requiring frequent and costly repainting, or leaving our beloved HP looking dingy and down-market.

Which gets us to how you might want to clean your balcony.

There are nifty appropriately-sized machines sold at appliance stores like Sears, Best Buy, and Lowe's here in town, and on-line, that will do this for you. One of these, an example of which is owned by your editor, is the famed **Hoover Floor Mate**, which comes in trendy muted grey, (photo at right), is fast, smooth and fun to operate, costs about \$120.

The Floormate, and its competitors, wet the floor in controlled fashion, scrub in the soap and water mix, and pick it up with a vacuum-powered squeegee in a triumvirate of actions which are collectively known as power-scrubbing. This cleans the floor better than you can with a mop, and is easier and faster as well. Your Floormate can also do the tile in the rest of your condo, changing your life for the better..

DRYER VENT CLEANING

If you're like most people around here, including your editor, you have not yet had your dryer vent cleaned.

Persons who have done so have (and we're not kidding) called Board President Harry Holmgren to praise the operation--nine-year old driers that no longer dried well, presumably because of advanced age, ("it was like an old lady breathing on your clothes," said one observer) , now work like when they were frisky and young.



Beyond better drying and saving all the money you spend back in lower dryer electricity consumption, you will be preventing dryer fires, which, according to those who have tried them, are not pleasant.

In the United States, some 15,000 dryer fires occur each year, often causing great ancillary damage.

Call Doreen for a dryer duct cleaning appointment, or to find the name of a dryer duct cleaner you can hire independently. I'm doing it today, and I'm your editor, and I approve this message.



ABOVE: Lady (at left) communing with her beloved Hoover Floormate (at right). In its collection tank, you can see some of the wretched refuse that would otherwise go onto balconies below.

CHRISTMAS PARTY 2016



The Annual Christmas Party will be held at the Clubhouse, and will most likely follow the “open house” format of last year, in which advance reservations are not required, and in which party-goers can drop in and leave during posted hours.

Please watch bulletin boards for details: date, time and ticket price.

The Christmas Party is put on by the Harbor Pointe Activities Committee. Volunteers welcome. Write Allen Upton, Chairman: allenupton@hotmail.com

Garage Door System Updates

STORM REWORK: Several of the garage doors have become confused, what with Hurricane Matthew and the tricks it played on the power grid. Building One’s door and one of the Building Five doors have been re-worked recently, requiring clicker recalibration by master recalibrator Wayne. If your clicker just clicks and no door responds to it, please look Wayne up.

DOOR HITTING YOUR CAR TOP: The garage doors in Buildings Five and upper level of Building Seven can hit your car top if you or someone else should push the “open” clicker button while the door is open. The doors can drop down about 18” when this is done. Accordingly, **DO NOT PUSH THE OPEN BUTTON WHEN THE DOORS ARE ALREADY OPEN.** The doors will shut automatically after about 50 seconds.

Also, do not stop halfway through the door to, for example, chat with neighbors. If your car is too tall, the electronic “eye” may not see it, and may allow the door to shut on top of you.

Thanks To Landscaper Bill Klein

Bill Klein and his wife Marlyss moved to Harbor Pointe from beautiful Jupiter specifically because of the unspoiled nature of our corner of Brevard. Avid eco-buffs, they have worked constantly toward improving HP’s landscaping practices and operations in an attempt to harmonize them with the local eco system.

Most recently, Bill has volunteered, both in planning and by actually cutting the stuff down, toward clearing the shoreline and taking out invasive plants and trees. He continues to work with the Florida SJRWMD to return native plants on shore, and to promote a healthy and beautiful coast line along our property. THANKS!

New Landscape Committee

The Kleins are already on-board the the newly-created Landscape Committee, with Board liaison Mike DeVoss. The new Committee welcomes applicants. **First Meeting is at 6:30 PM, Wednesday, November 9 at the Clubhouse.** Its first order of business will be the development of a five year plan for our grounds.

Handicap Placard

Please Be SURE to hang your handicap placard on your mirror when parked in a handicapped spot, or your car may be towed. Once towed, retrieval is expensive.

New Lease Approval Procedure

A new, and on-line system is in the making that will allow every Board Member to review all new leases and approve them formally. The new system should streamline the application process.

Voter Certificates

You will be contacted soon by the Association if it finds they do not have a valid Voter Certification of file for your unit. Being “certified” is like being registered for a government election--essential if you are to vote. So please respond should you receive an E-mail requesting that you become certified.

Keys

Emergency keys for garages can still be obtained at the office. They’re \$3. You can talk to Rusty or e-mail Doreen (DHorvath@lelandmanagement.com).

Shutters

All Shutter Maintenance and Pressure Cleaning, a popular supplier of shutter repair here at HP, suffered a setback when its founder and owner, Jack Miner, passed away in early October. The firm continues in business, however, and is now run by Matthew Teitelman, his associate of seven years. New phone number (321) 505-0980.