



The Harbor Pointer

Better Living Through Cajolery



Newsletter for Harbor Pointe Residents; Titusville, FL

Second Quarter 2017

AT & T Is Coming!

And you need to be at home during their visit or else sign up with the Association Office so that staff can open your apartment. See Page 4.

Dotting I's, Crossing T's:

Harbor Pointe is now in good enough shape that small maintenance issues can be addressed, ones that may affect your own condo. New available attentions:

1. The Association will make replacement hinges available at their cost for your condo's cabinets. Most tower units use the same hinge. If your hinges are sagging, or no longer snap the door shut, see Rusty.
2. Your condo's built-in slide-out kitchen waste basket system has an odd sized waste basket. The association will be stocking a few of these to make replacement easy.
3. All condo units are sprinkled with a high pressure sprinkling system. At the working end of this are sprinklers, at least one for each room of your condo. Accidentally break the little glass tube at the heart of one of them, and you and your condo will get wet.

The Association will soon stock a gadget, one per building, that will allow quick shutoff of the accidentally unleashed sprinkler head. Details to follow.

Board Issues Of The Moment:

1. A candidate for the new Property Compliance Officer position was interviewed by Board Members and a recommendation submitted to the Full Board.
2. Coating the dock planks to make the boards last a few years longer than they will otherwise. A long-life synthetic coating will cost about \$25,000, while an annual coating of Waterlox would cost about \$8000.
3. The long-missing windsock will be restored, but to a location from which it can be serviced without the use of boats--likely at the South end of the long dock run.

Board Elections:

Board elections were held at the Clubhouse March 30 before a gathering of some 45-50 residents. Among the eight candidates, the five election winners are:

Harry Holmgren 5-1107

Els Van Engelenburg 7-1204

Jo Lynn Nelson 5-307

Harold McNally 7-1002

Tom Creecy 1-401

The meeting also included a short review of the audit, presented by our auditor Ron Cole, who gave us a clean bill of health.

Representatives of A.T. & T. also discussed the upcoming installation of this company's fiber optics system at Harbor Pointe and what it means for residents.

The Association wishes to thank all eight candidates who ran for office for their dedication to Harbor Pointe.

First Board Meeting

Held at 4 pm on April 6, the new Board chose Els Van Engelenburg as its President, Harry Holmgren as Vice President, and Harry and Harold McNally as co-chairs of the all-important Maintenance Committee.

The Maintenance Committee, which Tom Creecy will also serve on, is at the core of Board responsibility, in this Board's view.

Jo Lynn Nelson was chosen Secretary, and Tom Creecy as Treasurer.

The new Board plans to hold monthly meetings on as regular a date as holiday schedules allow. Normally, meetings will now occur on the Fourth Thursday of the Month, at 6:30 PM, and at The Clubhouse.

The EMERGENCY Garage Door Key

Next time we have a hurricane, and power's off and and you want to get in the car and, you know, drive somewhere, you can push on the garage door button all you want, or twist the wall key off the wall, but the door won't open until power is restored.

UNLESS, that is, you remember the **secret key**.

There is a little key receptable toward the center top of your garage door. Using the key that was furnished with your keyset when you took possession allows you to twist the lock loose, pop it out of the door, and pull on a release behind the lock that disconnects the garage door mechanism from the electric door opening contraption. Unfettered, the door can be hand slid open--and closed again.

There's a problem, however. It is apparent that the locks for this system were designed by people who have never visited Florida, as the air here rusts 'em up.

Accordingly, you need to spray some **WD-40** into the lock, let it sit for 30 minutes, and try it with your key to see if it works.

To do this, you have to find your key, which is in one of those junk drawers in the kitchen somewhere. You got a mess of keys you have never used when you took possession of your apartment. Two of these work the garage door release.

To operate the release:

- * Put key in lock.
- * Turn key the way it turns. It will turn about 90 degrees.
- * Pulling on the key should now pull out the lock tumbler. It is on a cable.
- * Now pulling on the lock tumbler/cable assembly will disengage a pawl clutch on the garage door mechanism.
- * The door is now disconnected from the electric lift mechanism. You can slide the door up or down freely.



First: Find these two little keys and use one of them.



Second: Put key into your well-lubricated and maintained lock tumbler (see article!) and turn one quarter turn, then pull out the lock tumbler, and, finally, pull on the cable to release the door.



Cable attaches to this clutch gizmo inside the door. It releases the door from the electric opening mechanism. You have to reset the clutch gizmo and put the lock back to restore normal service.

Renting Out Rooms In Your Apartment For Overnight Guests:

It's Fun!

It's Easy!

It's Illegal!

Owners and tenants are not allowed to rent rooms in their condo on a nightly basis--or to "sub-let" a rented unit.

Nobody ever tried doing this until recently, when a young renter ran an ad for renting out his two extra bedrooms for \$55 per weeknight, \$65 per weekend night.

As soon as the Condo Association found out about this, the operation was shut down.

Strictly illegal for us to have less than 3 month rental periods under Condo Association rules. And sub-lets are beyond forbidden!

Coincidentally, the nightly-stay people gave the condo and our complex high grades--warranting three "smileys" or "smarmies" or whatever it is those Tweeters and Facebookers use to rate things.

New Ball Valves On Marina

The ball valves are used to shut down water should a leak spring forth. The valves are underneath the deck surface. Unfortunately, the original valves the complex came with were not Florida-grade and rusted to disfunction. New valves were replaced in early April by Orange Plumbing.

New Parking-Lot Rover

Mark A. Morgan, a candidate for the position of Property Compliance Officer, (PCO), who was suggested to us by Titusville's Police Chief, and who has retired from many years of Police experience, has accepted the Association's offer, and will begin work here in mid-April.

We lost our previous PCO to a full time Police job in Missouri.

It is important to note that PCO's are not hired as professional security people. Real security people need professional vetting, and are usually hired through security services.

Offering "security" formally--that is to say making a formal declaration that "security" is provided"--could make the Association liable in the event that someone should choose to sue us over one of the many possible things that can go wrong with such an arrangement.

Used Lobby Furniture:

Available Soon

Fans of the former tower lobby decor may line up to purchase same at silent auction--where a bid is offered by paper on a piece-by-piece basis.

The Association is reusing some of the old artwork (it's in the Clubhouse), and the long, thin tables on the second lobby level, but is offering up some of the old chairs and tables that formerly graced each lobby, along with some leftover wall art and mirrors.

Greenery Along the Road Fence Line

This needs replacement, at a cost estimated at \$4,000. The Board will vote on it shortly.

Leases: Florida Wants Its 12%!

Leases of Harbor Pointe condos require the approval of the Condo Association, and they must be at least three months in length. Please see Doreen for the formal steps.

Note that the State of Florida imposes a 12% "tourist tax" on leases that are less than 6 months in length, and that this must be paid directly by the condo owner to the State. **You must first formally request a Tourist Development Tax Account before offering your apartment for short-term (below 6 months') rent.** Serious fines are involved for deliberate evasion!

Privacy

Please do not walk into an apartment that is being worked on by contractors without having been invited to go there by the condo's owner.

There have been several incidents recently of innocent residents waltzing in uninvited that greatly upset both owner and contractor. Thanks!

Handicapped Parking

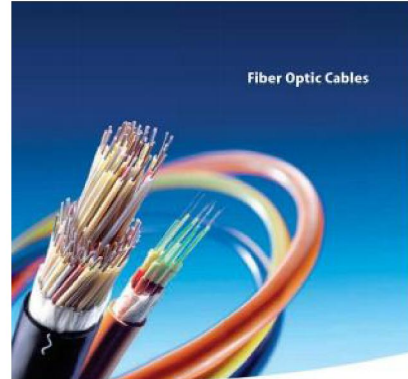
Handicapped parking spaces are regulated by the State of Florida, and that regulation requires only that a valid handicapped parking permit be shown in the windshiled. It does not recognize categories of need, or limit how long parking can take place in such spaces.

However, The long and short of it is Harbor Pointe has only nine handicapped parking spaces, and an estimated 18 families that are eligible to use them.

Neighborliness suggests that these parking spaces should be used only when necessary, and for as short a period of time as possible. Please don't park in a handicapped space for extended, (days & weeks), periods. Thanks.

A.T. & T is Coming! *Continued from Front Page*

ATTN: ALL OWNERS

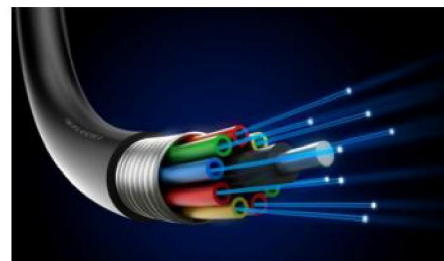


IMPORTANT NOTICE – Please Read!

On the 1st of August, the Association and AT&T will require access to YOUR (all) Unit(s) to install the fiber optic lines throughout the buildings and into a front closet where the exiting junction box/cables are now. This is always found within one of the front bedroom closets, so it is important that you have this space/area cleaned out so we will have access to the boxes on the wall in the closet.

We will send out further info and scheduling as we get closer to August, but for those of you that enjoy your summers away, we need for you to prepare for this to happen in your unit while you may still be away. These are common element fiber optic lines for the Association but we need access into everyone's unit to get these fully hooked up and available to all units.

This will allow the Association, on behalf of the owners, the opportunity to get our bulk services (cable, tv and internet) bid by not only Spectrum but also by AT&T for some good ole' market place competition... allowing us to get the best deal possible for ALL RESIDENTS in the future. You can also buy services from AT&T above and beyond what we now get in Spectrum bulk contract (Basic & Standard cable to each unit) when these get installed in August, if you so desire.



SO PLEASE make arrangements with Doreen in the office if you will NOT be here the first week of August for this project, so that we have access to your unit, as well as this closet within the front bedroom of your unit. Email: dhorvath@lelandmanagement.com or call the office 321-383-7580 to coordinate access.