



The Harbor Pointer

Better Living Through Cajolery



Newsletter for Harbor Pointe Residents; Titusville, FL

First Quarter 2017

NEW & IMPROVED:

Garage Door Openers



The Harbor Pointe Garage Door Opener Study Committee has determined that the opening mechanisms for Buildings 1 & 3 are superior to those found in Buildings 5 & 7, which latter are older. Accordingly, the Committee has recommended to the Board that we purchase 5 new, updated control mechanisms for the main automatic garage doors found in 5 & 7.

In addition: More Eyes! With the old system, if you have a normal car, one with, say, 5-6 inches between the ground and the rocker panel, an electronic eye will sense your car and keep the garage door open. If you have a Big Wheel SUV (tm), by contrast, the eye is able to look under your gigantic vehicle, detects nothing, and, in error, informs the door it is OK to slam shut.

To avoid this problem in future, the Board has also ordered eight new sets of eyes, with each set to be located about 6" above the first eye. The new garage door openers can accommodate such a two eye system, while the old model cannot.

Gas Grilles! Still Illegal, Still Dangerous

If you are new to HarborPointe, be aware that gas grilles are both dangerous to condo dwelling, and forbidden by the Titusville Fire Marshall.

Please see Page 4 for details.

Board Elections:

Coming March 30!

The five-person team of Board Members is to be rechosen by popular vote at the **Annual HP Association Meeting next March 30 at 7:00 PM at the Clubhouse.**

The candidates for the upcoming election are present Board Members

Harry Holmgren (current President)

Harold McNally (current Vice-President)

Tom Creecy (current Treasurer)

Jo Lynn Nelson (current Secretary)

Mike DeVoss (current Director)

In addition, new candidates will be running:

Els Van Engelenburg

Dan DeVoss

Dave Hanson

Look inside, (pages 4-7), for biographies and position statements of these Harbor Pointe patriots, all eager to serve, and be sure to show your respect for their efforts by voting.

Thanks!

The Shutter Phone

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. **IT HAS A NEW PHONE NUMBER. PREVIOUS NUMBERS DO NOT WORK BECAUSE OF THE OWNERSHIP CHANGE. Dial 321 220-3963.**

AFTER THE STORM:

You, Too Can Open Your Power Shutters

You have a contraption that has doubtless been sitting on a shelf in your laundry room since you took possession of your apartment. It's probably behind the catfood bags.

What it is is a battery with automatic charger designed to plug into the power switch(es) that operate your shutter(s). to enable you to open them after a hurricane has knocked out power to the neighborhood for a week.

Problem is the battery has had it. They last five years, and your apartment is now older than this. (Building One, the newest building, was completed in 2008).

If your unit is just like your editor's, you can replace the battery in the unit with a high quality **Sealed Lead Acid 12 Volt 17 Amp-Hour Battery** from any number of sources, including Batteries Plus, Wal-Mart, and Lowe's, for example, or on-line.

However, to be sure what to buy, open your charging unit (there are six Phillips Head screws at the front of the case. You can borrow a Phillips screwdriver from the guy next door), read off the brand and model your unit came with, and try to buy the same thing.

If you can't find the exact battery brand your unit came with, buy a Duracell, but don't say we told you, as the **Harbor Pointer** had rather rashly promised brand neutrality at time of its founding.



DRYER VENT CLEANING

Your editor finally had his dryer vent cleaned, and has joined the 25% of Harbor Pointers who can now claim to be **clear vented**.

Like others with newly cleaned vents have reported, we note a vast improvement in drying. And the neighbors, thankful that a fire hazard has at last been removed from the building, brought over a delicious casserole. Beyond better drying and not burning the house down, you'll be saving all kinds of money on electricity.

To sign up for a Harbor Pointe coordinated servicing, call the office for a dryer duct cleaning appointment. They can also give you the name of a dryer duct cleaner you can hire independently.

Do it now! Before you forget! Office #: 321 383-7580. Or just send an E-mail to Doreen with your name, unit number, and your most accessible phone number.

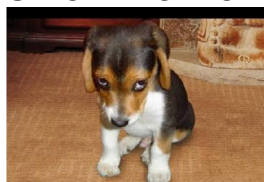
NOTE: NEW LEASING PROCEDURE!

If you plan to rent your unit, please note that A significant change is taking place in the process by which leases are approved and registered here at Harbor Pointe.

The new system uses a private company-generated on-line Tenant Evaluation, with documents uploaded, and with mandatory fees for this service paid online. You are no longer able to have a hard copy sent to the Assoc Office for processing.

A detailed E-mail has been sent out to all condo owners, and to realtors who work with HP.

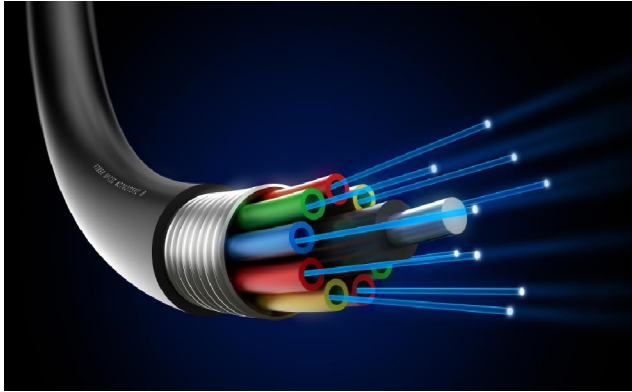
No Thanks For The Memories



You know who you are. You bark and bark and bark, driving people mad. And you bark some more because you're locked out on the patio so **your** people won't have to listen.

Then there's the other thing: You walk the grounds, and leave memorabilia. Not your fault, dude, but, really we don't have the acreage here to accommodate the theoretical 420 sets of dog intestines our standard agreements allow. So **SOMEONE**, not naming any names, but that human on the other end of your leash, should pick it up!

AT & T



The Board has decided to accept AT & T's offer to wire Harbor Pointe for its glass fiber combination TV Cable/ Telephone and Internet Service system, a system that rivals the current one offered by Brighthouse and its successor Spectrum.

A.T. & T. will "wire" our complex for free, and will pay the Association \$50 per apartment so "wired".

The "wiring" will use the existing conduit routing built into our buildings.

The Board is satisfied that there will be little or no visual sign of the AT & T presence in our complex, e.g. no "ugly wiring or boxes".

Each apartment will have the ability to connect to A.T. & T. at a router location in the master bedroom closet.

A.T. & T will attach its system for free to all apartments owners, and without any obligation to use the system.

Attaching your apartment to the AT & T network would give you and future owners of your apartment a choice in providers, and should therefore enhance the price of your unit slightly.

Should you decline to allow AT & T installation in your unit at this time, you may do so later, but at the cost of a service call, currently running about \$200.

For subscribers to their system A.T. & T will offer somewhat faster internet connection than the current system affords.

Until the Brighthouse/Spectrum contract with Harbor Pointe expires in 2018, only Internet Service will be available from AT & T--until and if the Association decides to switch bulk providers in 2018. TV Cable and Phone Service are locked in until that time with Spectrum.

Moon Shot



"Harvest Moon", taken recently by Board Prez. Harry Holmgren off his HP balcony using a phone camera. Harry uses phone cameras as a challenge to The Establishment, like some people are able to roast acclaimed gourmet chicken on the car's engine manifold. He counts three Harbor Pointe sunrise phone-photos shown on Channel 13 so far this year.

Volunteers Needed To Help With The Vote



The Harbor Pointe vote takes place March 30 at 7:00, and is expected to go seamlessly. The reason is that you and three of your friends will volunteer to make it happen like it should. Please help Harbor Pointe by volunteering. Contact Doreen at the Clubhouse now:

**dhorvath@lelandmanagement.com.
383-7580.**

THE BOARD CANDIDATES

The candidates are listed in alphabetical order, which suits your editor's candidacy as he's first. Ed.

Tom Creecy, 1-401, Resident since 2009. **Incumbent.**



Appointed fill-in Board Member 2015. Elected Board Member for the 2016-2017 year. Board Treasurer currently. **Harbor Pointer** newsletter editor since its founding in May, 2013.

HISTORY: In civilian life, founder/owner of a manufacturing business in Racine, WI that builds commercial and industrial cleaning equipment. Semi-retired, continuing as Chairman of the company. Lives 5 months of the year in Wisconsin.

VIEWS: Our residents are the Board's customers. Good condo governance involves finding the sweet spot between too much and too little. Believes the current Association Board has found the right setting, with rules that are interpreted in Centrist fashion--neither too severe nor too lax. Believes HP is now well-managed and well-maintained, and presents well.

Political Sound Bite: "Harbor Pointe is said by outside observers of the condo scene to be the best condo complex in the county. I propose more of same".

Dan De Voss 7-907. Resident since 2007. **New Candidate** with previous Board experience.



I am a full-time Harbor Pointe resident. I served the community as a Board Member for three years, and have the experience and desire to help keep Harbor Pointe the premier community in Titusville.

BACKGROUND: I am a Captain for Southwest Airlines, and am in my 28th year with the company. I served on the Critical Incident Response Team for 13 years, where I learned how to listen to people. Along with my wife, Penny, we love the people of our community. We are involved in our church and enjoy the arts and travel.

VIEWS: My Board philosophy is simple I believe we should always strive to follow the laws governing condo associations as well as our own rules. I believe in allowing the management company to manage and the Board to give guidance as to how the residents want their community to be maintained.

Mike De Voss (5-1102) Resident since 2011. Incumbent



Michelle, Josh and I moved into Harbor Pointe over 6 years ago. I have an education and over 35 years of experience in the software industry, mostly in a management position.

I have served on the Board of Directors for the last 3 years. I have also served as the IT point person, reviving the web site, implementing an email distribution system, maintaining office PC's and wireless network.

I am currently working on the Landscaping Committee trying to improve the looks of our property.

I am focused on following the rules established by the State and our association and want to do all I can to make this a safe and inviting place to live for all our residents.

David R. Hanson 7-1101 New Candidate. Resident since 2015.



Married, two adult children, retired.

Worked 25 years as a business teacher and coach at Astronaut High School in Titusville.

Territory manager for Logon Lumber Co., a wholesale lumber and building material firm.

Bachelor's and Masters Degrees in Business Education from University of Kentucky.

I enjoy problem solving and working with people. Want to ensure that Harbor Pointe remains a safe and quality living experience.

Harry Holmgren 5-1107 Incumbent
Resident since 2008.



Mr. Holmgren has served on the Board many times. He is the current Board President, and served as Board President in 2012, 2013, in part of 2015 and in 2016.

Harry took the Presidency last time upon the passing of Bill van Engelenburg in November 2015. Immediately prior to this, he had served as Vice President and Maintenance Chairperson, helping to coordinate maintenance issues between the Board and Management/staff.

Harry has always been interested in “the plant”, the buildings and grounds, and in seeing that they’re well maintained and that the services offered work smoothly and well.

Harry comments” If you have been to the usually once-a-month Board Meeting over the last five years, chances are you know me. I have actively participated in pretty near all of the meetings held during my time of service on the Board. I have been very hands-on, and given the opportunity, will continue to do so.

“If you like the way things have been going around here, then your vote for me will confirm what most of us, I think, agree upon, that it has been only getting better and better all-around for Harbor Pointe owners, and will continue to do so, with all of the existing Board Members willing to run for yet another term.

There have been many compliments from realtors saying that we are one of the best-maintained properties, and that they’re impressed with our strong financials; this remains one of the best real estate values in Brevard County.

Harold McNally, 7-1002. Incumbent.
Resident since 2013.



I graduated from Purdue University with a BS and MS in Civil Engineering, and worked for several years as a Plant Engineer for Mead Corp. in Ohio.

I then owned by own engineering firm--from 1969 to 2003--which designed large water and wastewater facilities for both cities and industry.

I bought and renovated three hotels in Titusville: the Wade Motor Inn; The Siesta Motel and the Twin Palms Motel.

I am very interested in the growth and well-being of our local community, and of Harbor Pointe in particular.

I bring a long history of experience in Civil Engineering and business ownership.

This past year, I have been instrumental in two important areas at Harbor Pointe--that of selecting and working with an engineering firm on the room renovation, and devising an inexpensive way to improve our ponds to minimize the intrusion of salt water. This allows the use of pond water, instead of our buying expensive city water for irrigation.

I hope to continue on the Board in making informed and educated decisions on ways to reduce costs wherever possible.

Jo Lynn Nelson 5-307 Incumbent



Appointed Board Member and Board Secretary when Sue Gilman left Harbor Pointe for the 2016-2017 year, Jo Lynn Nelson recently retired from a very successful career in law, retiring from the State Attorney's office just last year. She graduated from the University of Florida with a BA with Honors from Stetson University School of Law. She has raised two beautiful daughters that have traveled the world. Jo Lynn and her family have been life-long residents of Titusville. She was the second female hired in the Brevard State Attorney's Office, and the first woman to head a division. Jo Lynn has spent the last eleven years running the Juvenile Division.

She was a member of the Florida Bar Grievance Committee, investigating complaints against attorneys in our community; a member of the Board of Brevard County Legal Aide; a member of the Country Acres Board; a member of the Juvenile Assessment Board.

Throughout her life-long residency in Titusville, she has pursued public service in many different venues. In the community, she has been a member of the Titusville Sunrise Rotary Club since 2008, serving as President in 2011, and was elected Rotarian of the Year in 2013. Jo Lynn headed several major fundraisers, which raise money for scholarships, among other things. Last year, she helped raise money for the new splash pad at Sand Point Park. She participated in the water safety program "Josh The Otter", and the Dictionary Project in our local schools, helped clean up the Veterans' Cemetery with the Astronaut High School Interact Club, and raised money for vaccinations to eradicate polio. She also provided meals to residents at the Social Service Center.

She is currently a Member of the Titusville City Council, and a MIWR Board Member.

Els Van Engelenburg 7-1204 New Candidate. Resident since 2006.



Els was born and raised in the Netherlands where she worked for 27 years in the Medical field with degrees in Psychiatric Nursing, General Nursing, Nursing Education, Out Patient Clinic Manager.

Els emigrated to the United States in 1991, and is a longtime resident of (11 years in August) of Harbor Pointe Condominiums in Titusville. She became a US Citizen in 1999. She reactivated her business Global Marketing Industry Service, Inc. and was involved with the Hotel and International Tourism Marketing Industry, International Marketing Seminars, International Tourism Trade Shows and local Tourism attractions like the Kennedy Space Center. She also managed and promoted Condominiums on the Golf Course during 1992 - 1998. Today she manages several Real Estate Accounts and is involved in Community projects and an active member of the Rotary Club being the Chair and President at times.

Els worked alongside her late Husband, Bill, for three years while he was President of the Harbor Pointe Condominium Association, attending most of the Board meetings over that time period and Association Seminars to gain a better understanding and knowledge for the purpose of making the right decisions for the Condo Community. Els states, "I feel, as a longtime Harbor Pointe Resident, the need to get back involved and continue what was started under his leadership. And that involvement in our community by the residents, committee members and the future board members should be a pleasant and rewarding experience and not one that is fraught with controversy and untold hours of fighting same issues, or reinventing the wheel, but rather with actions which should be normal day to day practice. I am running to help that the progress that has been made over time - continues, that your home values keep going up and that we all enjoy living in the best Condo Association Community in the State of Florida."

GAS GRILLES FORBIDDEN

So Are Charcoal Ones

A major watchword among Condo builders and managers everywhere is that premature death of residents by fire or explosion is to be avoided. Out of respect for it, all our condo units have electric stove, electric heating & cooling, and no in-apartment gas appliances.

Likewise, from the beginning of the Condo Association, **IT HAS BEEN STRICTLY FORBIDDEN FOR A RESIDENT TO HAVE A GAS GRILL OR TO KEEP BOTTLE GAS ANYWHERE IN HIS APARTMENT, BALCONY OR GARAGE.**

Not only that, but the Titusville Fire Marshall's **Code For Condo Living** spells it all out in greater detail, specifically prohibiting bottle gas in the elevators, on the decks and patios, and in the garages.

The reason for this should be obvious--a slow gas leak in a condo while its owner is away can turn into a potential bomb that can be set off by as little as an electric door bell ring.

The resultant propane explosion could harm people in neighboring apartments, even endanger the structure of the building.

Almost all portable gas grilles supplied in the United States run on propane gas. Most of our condo balconies become completely enclosed when the shutters are shut, making a propane leak there potentially as dangerous as if it occurred inside the apartment itself.

But even on open-to-air balconies, leaking propane is potentially lethal. Unlike natural gas, propane is heavier than air, and tends, in the absence of a breeze, to accumulate around the leak, and stay there, patiently awaiting ignition. Natural gas, by contrast, because it is lighter than air, disperses in open air, rising toward the ionosphere.

Charcoal grilles are also forbidden, even though they pose merely the risk of fire and conflagration to one's neighbors, without the explosion risk of gas.



IXNAY!

While perfectly safe when used and stored properly, gas bottles contain a lot of energy. nThe Spanish word for "gas bottle" is "bomba", the Italian is "bombola" and the French is "bombe". Perhaps they're on to something.

However, in the interest of fairness to the propane industry, we should add that lit charcoal, after it "goes out" will go incandescent, in which case it emits no carbon monoxide, but can then flair up again without warning, emitting enough CO to wipe out a house-ful of people. They are therefore a very bad idea when used in places like your balcony, where the shutters can be closed, allowing fumes to accumulate while you sleep.

For condo owners and residents who were not aware of this prohibition, the Condo Association kindly requests **YOU GET RID OF YOUR GAS OR CHARCOAL GRILL AND PROPANE BOTTLES. NOW, PLEASE.**

If these kindly requests don't work, the Board will consider fining recalcitrant residents.

Fans of grilled food need not despair. Electric grilles are not against local fire code, and are widely available at, for example, Sears. These run on the 110 Volt supply each of us has available on our balcony. The electric power company contends food prepared on them is much tastier than propaned or charcoaled-food.

