



Harbor Pointer Newsletter

July-Aug-Sept. 3rd Q 2018



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News & Reminders

by Leland Management and Your Board of Directors

HAVE YOU NOTICED OUR NEW SALTWATER POOL?

Excerpts from online information

The role of salt in salt-water pools is neither for disinfection, nor improvement in buoyancy. Salt levels in pools are far below the salt concentration in ocean waters. Instead, salt acts as a continuous source of convertible chlorine.

Salt-water pool disinfection systems rely on chlorine to kill germs and neutralize contaminants in the water, just as traditional chlorine-based systems. A unit containing two slightly charged titanium plates allows the salt or NaCl to pass through them. In a process called electrolysis, the salt breaks down and reforms in water to form the hypochlorous

acid responsible for disinfection in traditional chlorine-based systems. Because the salt is dissolved in the

pool water, there is a continuous and steady supply of chlorine flowing into the pool.

The main benefit of salt-water pools is the lack of side effects often associated with traditionally chlorinated pools like irritated eyes and skin, some swimmers suffer from lung irritation and asthma-like symptoms when contaminant levels overburden under-chlorinated pools or over-chlorinated pools.

Even though salt-water pools might make people feel better, and feel better about swimming in general, they are

not chemical-free systems, as salt-water pools depend on the steady and continuous flow of chlorine into the water for the benefits it delivers. But you will notice nicer, softer water to swim in. Enjoy Swimming!



Garage Inspections

The first week in September, we will be looking for power usage violations and if your vehicle can be parked in the garage as required by the Condo Docs.



Update on Copper Recycle

Kudos to Don Owen – owner & Board Advisor for all his hard work. He collected just over \$28,000.00 for the Association by organizing the recycling of the copper in the conduits from the demolition of the docks.

Roof Warranty Report from ALL FLORIDA URETHANE

A July 31, 2018 letter from Don of All Florida Urethane regarding Harbor Pointe's Roof Warranty.

“Dear Harbor Pointe Condominiums Owners,

After careful inspection of the roofs at Harbor Pointe, I have found the roofs to be in great shape. The coating is in great shape, the roofs were clean, and well taken care of. The few findings listed below are to be expected and can be repaired easily.

Building 7 is in great shape. The roof has good pitch with minimal ponding. The coating is in great shape and has remained clean and well taken care of. There was half a dozen or so blisters observed, none of which have lost their integrity, and are not allowing any

water penetration. The roof scuppers are in great shape. There were a few bird pecks observed, but Harbor Pointe Maintenance has done a very good job of staying on top of them, and after talking to Rusty, they have an extensive schedule to do any and all repairs needed monthly.

Building 5 is also in great shape. I observed four or five blisters, and no mechanical damage to the roof. The roofs have good slope, drain well, scuppers are in excellent shape, and the coating remains in clean, good condition. The only concern on this roof and roof 3, is underneath the A/C units. There is a small amount of penetrations under the A/C stands that will be addressed. We feel this may be caused by some chemical solution used on the AC units for cleaning with an acid base solution. These are not allowing water to go through and can be repaired easily using seam seal.

Building 3 was in impressive shape. There were almost no blisters observed, only a few bird pecks (which have been repaired by Harbor Pointe) and no mechanical damage. The only concern on roof 3 is the issue under the A/C stands that can be easily repaired and may be the same issue as previously discussed. We will monitor these areas after repair to try and dissect the nature of the problem. But remember acid solutions/cleaning solutions should be checked and approved prior to use.

Building 1 is in good shape, the coating is in great shape, there was

only one blister observed, however the roof has many bird pecks. Again, the maintenance staff at Harbor Pointe has done an excellent job in repairing these and will continue to do so.

In our opinion, the roofs at Harbor Pointe are in excellent shape, and with just the very minor issues to be repaired will be in excellent shape moving forward.

We thank Rusty and the Maintenance staff for keeping the roof clean and repairing all the minor bird issues. Only recommendation would be to make sure all drains are free of debris to allow for proper drainage.

In our opinion these roofs will provide many more years of water tight integrity. At this point we plan to complete the minor repairs in the spring of 2019. We see nothing at this point that would be an out of pocket expense for Harbor Pointe. We feel the AC issue is minor and we'll take care of it while we are on the roof.”

-----Don – All Florida Urethane



GARAGE INSPECTIONS...

As promised are coming. Management will be inspecting Owner's garages the first week of September for Electric Use Violations; due to reports by Owners that are using electric in their private garage for such things as golf carts, freezers, refrigerators, electric vehicles, etc. This is NOT ALLOWED per our Condominium docs / rules. We will also be looking for garages being used as storage units and not for vehicle parking as they should be.

Management will then address the issues with these individual Owners to assess the electrical use with FPL and cost thereof for these Owners or request said items be removed. Your garage electrical power is considered a limited common element since the Association pays the power bill for electric use in the garages, and it would not be fair to make everyone in your building pay for high electrical usage within your private garage. The outlets there are a convenience to the Owners for minor usage.



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Update on the Insurance Monies collected!

Thanks to your hardworking Board of Directors and Management working with Your Private Adjuster, the Association was able to collect the full insured value on the Marina of \$ 750K. This combined with the existing Marina Reserves allowed us to rebuild our docks without having to do a special assessment. Special thanks to Els and Harry for all their hard work to get this accomplished.



WE ARE Working on the Issues with the Balconies

Your Board of Directors are meeting with an Attorney to discuss the warranty issues on the private balcony ledges peeling, along with a few other items from the painting/sealing work done in 2011. We hope to know more on how to proceed once meeting with the attorney.



TV Channel 732

CHECK IT OUT CHANNEL 732

Remember to periodically check our CONDO TV CHANNEL 732 for its Condo information, such as homeowner insurance contact info for owners, occasionally Boat Slips for sale and much more.



NEW INFORMATION ABOUT - INSURANCE CERTIFICATES

As a Home Owner, if you or your Mortgagee need an updated Insurance Certificate, this information can be found posted in the lobby of your building or on Channel 732. Please note that the new Insurance company is Assured Partners /Phil Masi.

MEETINGS coming up!

NOTE: Reminder of **Next Budget Meeting on Sept. 27th at 5:30 PM** for detailed information on the Condo and Marina 2019 Proposed Budgets. There will also be a short **Regular Board Meeting at 5 PM that evening**. Keep a check on the Bulletin Boards in YOUR Building lobby FOR meeting notices!!!