



Harbor Pointer

Oct - Dec 2017 Quarter

This 2017 4th Quarter Newsletter is out a little later than usual, however it is filled with old & new updates to keep you informed of what's happening in your community!

HAPPENINGS



The Harbor Pointe Christmas Open House Harbor Pointe Clubhouse December 12th, 5:30 - 7:30pm

- * Residents of all ages are invited.
- * Arrive and leave as you wish.
- * Snacks and soft drinks will be served.
- * A secular event to celebrate the spirit of the season. Everyone is welcome!
- * **Tickets on sale Dec.5th-7th, 5-7pm in the Clubhouse. \$5 per person. Exact change please!**

Hosted by:
The Harbor Pointe
Activities Committee

The Activities Committee is a volunteer organization that seeks to promote friendship and a sense of community among the residents. It operates solely through donations and event ticket sales.



HIGHLIGHTS



PUT it on your Calendar

(Owners) Annual Meeting March 22nd, 2018

The Annual Meeting is scheduled for March 22nd, and of course Board Elections are held then too. If you're thinking about throwing "your hat in the ring" for the 2018-2019 Board of Directors, get your "Intent to Run" in by *February 10th 2018*

Do you need a new battery for your Shutter-Battery-Powered Back-Up Unit?

For all Condo Owners who have not already replaced their battery in their shutter battery powered back up unit,

please note, they should be replaced at least every five years. **So this is your last chance to have the Association order you a battery at the reduced rate of \$40. Please prepay in the office no later than December 15th.**

The original batteries are outdated and may no longer operate your shutters to enable you to open them when the neighborhood electricity is knocked out due to a hurricane or bad storms.



This battery back-up UNIT may be located on a shelf / closet in your laundry room.

**Attn: All RESIDENTS
RE: Pool Renovations**

So please PARDON the dust, happily it will only be temporary!



Those of you here, have noticed, no doubt, that Custom Pool Renovations and Elite Pavers have started our major pool and paver deck renovation project. It will involve removing and resetting some pavers, while replacing the coping and other

pavers around the pool and Jacuzzi. As well as, putting a new surface on the pool and Jacuzzi interior surfaces, with new tiles at the water line around the pool.

Per the Pool and Paver Contractors, we started on schedule, which was the week after Thanksgiving. And please NOTE, the pool will be closed for the duration of the full repair / replacement project. CPR Pools started with draining the pool the week of November 27th, and expects to complete the full project with the paving vendor just before Christmas (weather permitting – of course) but at the latest, should be completed no later than the end of December.

Leland Management for Harbor Pointe
Condos (10/24/17)

Rails to Trails

It appears that the tentative proposal is to run the trail close to our front fence line ½ way up the roadway to the bridge cutting over midway. There will be a public hearing next year on this. Consulting companies have called asking if we are aware of the plans and what do we think our voices can be heard at the upcoming public hearings in 2018.



See larger map on the last page showing the roadway in front of Harbor Pointe.

Is your Deck peeling/flaking?



An example of the peeling or flaking of decks on the outside of the railing some owners have noticed.

If you have noticed this on your deck, take a picture of it, and send an email with you name / unit number and info to dhovath@lelandmanagement.com so we can log in all the units needing attention to this edges.

(The Board is in the process of contacting the M&R Painting Contractor who re-painted 5 years ago....and had provided a 10 Year Warranty for his work)



An Update to all Harbor Pointe Marina & Boat Slip Owners

Info and update on Re-building of the Marina

WE have been in communication with our Insurance Company, and the

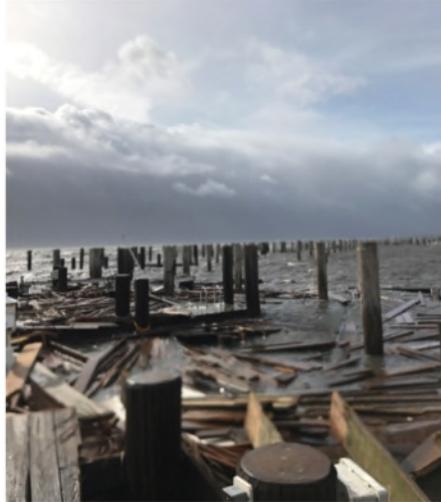


Claims Adjuster to get our Marina claim processed, they sent out their Adjuster, and have their Engineer & Marina Consultant assessing the extent of damages. They have requested to see the bids from the Dock Builders too, which we have not been able to get yet, due to needing an accurate assessment of the marina; to determine what is damaged, what is repairable and what needs to be completely replaced; or in other words, a more accurate Scope of Work.

To this end, we have engaged SCES Engineering out of Orlando to provide this and they should start the week of Dec. 4th to survey and assess the marina to compile a detailed Scope of Work to rebuild docks fully.

And then with this in hand, we will go out for bid; soliciting 3 – 4 dock builders using our existing marina plans plus this scope of work for them to bid it by. We will also

need to get bids for the marina components, such as the domestic water lines, the fire lines and the power lines, pedestals and conduits.



The Board will also have the Dock Builders to bid an upgrade - option of installing a composite or Thru-Flow decking that would be more hurricane proof! The COA would have to pay for this upgrade of course, but there is money in the reserve account, should the Board / Owners decide to do this at this time.

We have been in contact with the City of Titusville, SJRWMD and Army Corp of Engineers for Construction permitting to rebuild the dock, under the Hurricane Emergency Permitting Provisions, and so we have a tentative Permit Approval by these agencies – as long as we stay within the original plans / footprint of the marina and have ONLY to name the builder, once that is decided on. If we upgrade the decking, we will have those specs and drawings to add to the existing plans for final approval on the permitting.

At least one or two of the Dock Builders have indicated that if we can get the full plans, scope and specs to them soon, it might very well be possible for them to start construction in the Spring of 2018, considering all the work out there for these dock builders, this is encouraging news without a doubt.

The Marina Rebuild has been a complicated and involved process just to get everything in line (permitting, plans and scope of work, insurance proceeds, etc.) to rebuild. And then add to this, the present situation with most of the dock builders very busy at this time due to Irma, with even some backlogged from Matthew last year, we will have to (unfortunately) be patient, since it could take a year to get fully rebuilt.



Sincerely,

Your 2016-17 Harbor Pointe Condo Association Board of Directors

Els, Harry, Harold, Tom, and Jo Lynn

Rails to Trails

Here is a view of the roadway in front of Harbor Pointe

