



The Harbor Pointer

Better Living Through Cajolery



Bi-Monthly Newsletter for Harbor Pointe Residents; Titusville, FL

Jan-Feb 2016



2016 Comes To Harbor Pointe

In previous years, the New Year's arrival had been repeatedly delayed due to complaint by a minority of residents that advancing the year would represent an unauthorized material change.

This year, thanks to a petition to the DBPR made by a consensus of the Full Board, the New Year broke over Harbor Pointe at exactly the same time it hit the rest of Florida, at 12:00:01 EST, January 1.

All of which goes to show how a good consensus-building Board can make things run better around here.

The present Board tenure ends in March. You are invited to join up. As a Board Member, you will be able to deal on a daily basis with the issues the cover these pages. It's vital to our operation here, and occasionally fun.

To put your name forth on the ballot, please contact Doreen, who will advise you how to get started, and do this before the filing date of February 13. **See Page 5.**

Size Matters

A reminder that each of Harbor Pointe's 210 residences is allowed to harbor as many as **TWO** pets, each to be a dog or cat, weighing a maximum of **THIRTY-FIVE POUNDS***, for a macro limit of 14,700 total pet pounds for the complex.

Oversized pet units are not allowed by our Association statutes, except in those cases where the pet is a dog and the dog is ADA compliant.



*** If your cat weighs 35 lbs. it is likely an ocelot, lynx, bobcat or leopard, and you still can't keep it.**

Garage Door Cleaning



Here's the deal: The Condo Association cleans the main entrance doors leading into where you have your garage door, and also cleans the shared floor for you.

On the other hand, YOU clean your own garage door and the space behind it.

Unlike the space behind it, other people can see your garage door, and because your apartment number is posted next to it, they can also judge you on its appearance. And being mostly retired, many residents have the time to judge, discuss and point-out. Accordingly, to maintain your reputation, please spiff-up your garage door.

To help you in this endeavor, try Johnson Wax's **Lemon Pledge**, Originally intended for wooden furniture, this spray-on product also enters the pores of powder paint, and cleans and shines such a surface better than new.

Use a clean soft cloth. The cloth will get dirty, leaving you with a sense of accomplishment.

The Ponsen Memorial Shuffleboard Court

John Ponsen, an early HP resident and prominent citizen here, had been working on a shuffleboard court project before he passed away last month.

The HP ShuffleBoard Court will be in the BB Court area, with necessary equipment, (notably, shuffle pucks and those fork-like puck-shover things), to be stored at the Clubhouse, accessible with the residents' key.

Already in place, the Ponsen Shuffle-Board Court will be shuffle-ready as soon as staff can give it a good coat of wax, and the equipment arrives.

Non-HP Fishing Poachers!

Many have asked what they can do about "poachers", people who don't live here but who can be found fishing next to our dock.

Answer: Nothing.

Under Florida statutes, the waterfront is open to all.

Outsiders are not allowed to use our dock without our permission, but can arrive by boat, and fish or whatever right up to it. So best thing to do is to wave.

Gladys, Seen My Teeth?

We have a LOST & FOUND box in the CH offices for those of you that may lose keys, glasses, jewelry and whatnot from time to time, so be sure to check with us.

Recently we were able to return a nice Canon camera to its rightful owner. We even have some key fobs with keys. So be sure to check with us if you lose an item We may just have it....your neighbors have been great about turning things in.

The Great Lobby Re-Make of 2016

This year, the three towers will receive a lobby spruce up to include new tile, paint, furniture, elevator tile and elevator paneling, but in stages.



A panel of distinguished lobbyists will create alternative styles for the Board's consideration. The Board will choose its two or three favorites, then send them around to the residents for a vote.

The Board expects to have these color and sample boards to you in the month of February, available for all to see.

Stay tuned. If all goes well, the owners will then vote on updating the lobbies at the Members Meeting, March 24.

REAL ESTATE CORNER

Neighborhood Outlook Positive

What is expected to be the fourth most expensive private home ever built in the United States is being completed as we speak in nearby Windermere, just west of us.



The Versailles house, under construction in 2009, when it was still a mere stump.

Versailles is a **90,000 square-foot** house belonging to Westgate Resorts founder David Siegel and his wife Jackie Siegel — and under construction at 6121 Kirkstone Lane, Windermere, Florida, in the gated community of Lake Butler Sound in Orange County.

Both named and modeled after the Palace of Versailles in France, the completed project will be one of the largest single-family homes in the United States.

Expected to appraise at over \$100 million, the Versailles house has, nonetheless, barely over 12% of the square footage of the 721,000 s.f. Palace of Versailles in suburban Paris, and, for that matter, is also smaller than Harbor Pointe's collective 530,000 square feet.

The space shortage may require the Siegel family to rent additional rooms elsewhere if their guests are to be comfortable--a possible opportunity for homeowners here.



Balcony Etiquette

Miss Condo Manners
DBPR
Condo Living Etiquette Division
Tallahassee, FL

Dear Miss Manners,

I'm new to condo living, and just lived through my first holiday --New Years--in my new home.

The neighbors above me shot off bottle rockets into the marina behind us, and other loud, fire-breathing things I don't know the name of, which spooked me and drove the dog under the bed.

They flicked cigarette butts off the balcony, showering my new porch furniture cushions with fire and ash. They sang, danced, stomped and belched until about 2:30 in the morning.

Is this behavior considered polite?

Testy in Titusville

Dear Testy,

No. Ideally, one should be mindful of both neighbors and fire safety. In this case, one should start by being mindful of something.

Downton Tea

Celebrating the 2016 Season

Join us at the

Historic Pritchard House

on Saturday, January 9th OR

Saturday, January 16th at 2:00

for afternoon tea in the gardens

followed by a tour of this magnificent home.

\$25.00 per person, space is limited and

reservations are required

321-607-0203

thepritchardhouse@yahoo.com

424 S. Washington Avenue Titusville

GREAT PARKING PERPLEX



The task before the Board is how to make our parking system work smoothly for residents without annoying the very residents the system is intended to serve.

Board President Harry Holmgren says the Board thinks we're on the right track.

The good news, says Mr. Holmgren, is that "the parking situation at Harbor Pointe has never been better, fairer or more efficient.

"The bad news, though," he adds," is that some of the same people who LAST YEAR complained to me that they didn't have a place to park THIS YEAR complain to Lori for enforcing the very rules that make things work so well."

Lori, our diligent Compliance Officer, is doing her job.

She's the one who rushes up in her golfmobile when you cheat and nose into the Disabled space while you unload the 50 lb bag of dogfood. She's the one who explains she'll have your visiting friend's car towed if NEXT TIME he doesn't put either an official form or handwritten note on the dashboard explaining who and what.

The reason she does this is because the Board asks her to. It's her job. It's how the system works.

Unfortunately, she's been taking heat that rightly belongs not on her, but to the Board which makes up the rules.

The Board is delighted with Lori, who is diligent, fast, accurate, remembers everything, and doesn't play favorites. The Board wants to keep Lori--so be nice to her!

Fun & Easy! **FACILITATED VISITOR PARKING AT HARBOR POINTE**

It's easier than ever for you to help HP's parking system work.

Your visitors will no longer have to run all the way up to your unit, then back down to get a pass to park in the visitor lots. NOW everyone will be able to grab a short-term gold pass from one of the boxes placed at the entrance of each visitor lot.

The form asks you to write in:

- 1) The Date of Your Arrival**
- 2) The Building & Unit Being Visited**

... and to put form atop dash for Lori to be able to see it easily. **You can even use a plain piece of paper and write the same info on it**, so long as these two details are clear and complete.

The Association needs to know that the cars in our lot belong there--are associated with a bonafide HP Resident. That done, we want to make it as easy as possible for Residents' guests to identify their vehicles,.

Three Strikes And Out!



Lori enforces parking policy for both the Resident and Visitor lots. She tries to notify individuals to move their car. Cars unmoved, she keeps meticulous note of violators.

Cars that receive a THIRD WARNING will be towed, and moved to the C & L Towing Lot off Garden Street.

Signs are on property to enable you to contact them then. Recovery won't be cheap.

I
WANT
YOU!



To Run for the Harbor Pointe Board

You're committed to bettering our community, so why not put that passion to work and run for a spot on the Association Board?

The Association will soon be holding elections for Board members, and we're looking for dedicated homeowners like you to help us shape and implement our governing rules, oversee Association finances, make important decisions that affect the entire community and much more. If you're interested in running for the Board, please speak with a Board member to find out more information, including responsibilities of the open positions and how to get your name on the ballot.

Volunteering on the Board can be an enriching experience and can help you make lasting, positive changes to the community. So start campaigning today for a chance to earn a seat on the association board.

Do you have what it takes to be a good board member? Chances are you do.

If you have a mix of some of the following traits and skills, consider running for a seat on the Board. We'd love to have you.

R-e-s-p-e-c-t. If you can give others respect and expect it in return, you can help keep Board discussions civil, productive and on point. We're looking for people who can lead by consensus, not by command.

Good Listening. People want to be heard. Can you listen to board members and residents with sincere interest? You may have a few ideas of your own, but everyone benefits by sharing and discussing.

Thick Skin. Sometimes, residents—even other board members—can be mean and insulting. Are you good at turning a conversation around and finding out what's really bothering people?

Shrunken Ego. If you can give others credit, the board will operate better as a team.



Agenda-Free. Members who come to the Board looking to help only themselves are a problem. A board is more productive when members don't have a personal punch list. Are you able to look after the community, not just your own interests? Are you willing to compromise?

Skill. An association is a business. So having board members with accounting, organizational skills and teambuilding backgrounds can help. Someone with a financial background, for example, might make for a good treasurer.

The ideal board comprises a mix of management styles, professional skills and temperaments. If you know people with some of these traits or relevant skills, ask them if they'd be interested in joining the Board. Some people don't think about running for a seat unless asked.

Interested persons can obtain a copy of the ***Intent To Run Form*** from the Association office. **Please contact Doreen for your ITR form, and submit it by the February 13 deadline.**

Welcome home snowbirds and holiday travelers!

Please join us for the
Activities Committee Breakfast!

9:30-11:00 a.m. Saturday, Jan. 16th
in the Clubhouse

Meet your neighbors, discuss what is going on in the community, and enjoy a great breakfast. Coffee, food, and conversation...it's a great way to start your weekend!

Please bring a food item to share or make a small \$ donation. (There's always plenty of food so come even if you can't bring something!)

Breakfasts are held on the 3rd Saturday of the month January-May and September-November.

dreamstime.com



GENERAL MEETING

DATE: Saturday, January 16, 2016

TIME: 9:00 – 11:30 A.M.

PLACE: Comfort Inn of Cocoa Beach
3901 N. Atlantic Ave, Cocoa Beach
(S.R. A1A, 2 Blocks South Of S.R. 520)

TOPIC: Insurance, Property Damage, and Disaster Recovery
This is a Special Insurance Program

SPEAKERS: Levine Law Group

Plus time for Q&A so please bring your questions.

You do not want to miss this one.
It will explain how to get the most out of your policy

IMPORTANT NOTICE-PLEASE POST

NOTE: This meeting is open to all members
including member association residents.

For more information go to: www.SCCA-online.org

**NEED A PLUMBER, A CLEANER,
A FIXER OF THINGS?**

HERE ARE A FEW VENDORS YOUR NEIGHBORS AT
HP HAVE USED OR RECOMMEND.....

A.C./Heat- Too Hot or Cold?

- **Britt's A.C.:**.....267-6370
- **Comfort Services** Dave.....268-3784
- **Elite FlaA/C Donn**.....917-5603

Appliances Gimpy?

- ❖ **Applianceville:**.....267-9463
- ❖ **Uncle Craig's Appliance Repair:**
.....593-0111

Boat Repairs/Marina

- **Boaters Edge at Westland Marine on US
Repairs & Classes by Jeff**.....383-4173
- **Boat Lifts:** Davin Erickson.....720-4350

Bugs Which Are Not Pets?

- **Econo-Kill** Vince.....632-3563
- **Terry Nix Pest Control:**.....576-0694

Carpet Cleaning?

- **Atomic**.....264 2594

Cleaning, Help With?

- **Kim's Cleaning Service:**.....267-5489
- **Pam Morse**.....626-4936

Electrical Repair?

- ✓ **Bonafide Electric** Tanner.....302-3333
- ✓ **D & E Pump**.....267-8287

Flooring Contractors?

- **4 Star Flooring:**.....634-5419
- **Buffkin:**.....452-2267

Garage Door Repair?

- **Affordable Garage Door:**.....636-0054

Handyman?

- **All Coast Wood Restoration**
Dana.....383-1222
- **Brian Amick**.....302-0344
[Specilaizes in paint and tile work]
- **Repairs by Glenn**.....750-9065
[No job too small]

Locksmith?

- ❖ **A-1 Locksmith,** Ken.....269-5522
- ❖ **Mark's Locksmith**.....863-4346
[Lockout service \$35.00 from Mark]

Plumbing?

- **Alligator Plumbing**.....269-9735
- **Orange Plumbing**.....268-1043

Screen repair?

- **Jonathan Johnson**.....360-6752

Shutter Repairs?

- ❖ **All Shutter Maintenance:**
Jack Miner.....507-6670
www.allshuttermaintenance.com

As of 10/01/15
updated periodically

Disclaimer: Harbor Pointe Condo Association does not
endorse or guarantee any of these vendors.

CONDO WATCHING SERVICE OFFERED

There is an Official Harbor Pointe Condo
Watch for people who will be out-of-town for
extended periods.

The price, of \$30 per month, includes a
monthly check of your residence and a round
of toilet flushing and shower water running,
and AC check, etc. Water will be shut off for
you between monthly checks.

See Doreen or Rusty in the Association office
to sign up for unit check services.

BOARD BUILDING MONITORS:

Please alert these folks to problems in your build-
ing:

- BLDG 1:** Tom Creecy 607-6045 or 262 880 5061
- BLDG 3:** Walt Covington: 321 383 9742 or 482-9688
- BLDG 5:** Harry Holmgren 443 926 3123
- BLDG 7:** Sue Gilman 407 421 4939