



# The Harbor Pointer



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

Jan-Feb 2015

## Your Condo Association Needs YOU

In the event that at least three Harbor Pointers should fail to put themselves forward as nominees for our upcoming election, the State of Florida would invoke a clause that would require a hyper-costly court-appointed attorney to act as Board surrogate.

In such case, we homeowners would be paying for an expensive court-appointed receiver /attorney as well as our present management company. We would also end up with professional Board members who likely would refuse to take any guff from the likes of us residents. So: more expense & less fun.

YOU PERSONALLY can help remedy this potential calamity by making yourself available for Board membership. Past, and retiring, Board members say it was a life-changing, toughening experience. They also add that they gave already and you're up.

Here is the Association Manager's iteration of what being a Board Member involves: By agreeing to be nominated, Board Members accept the responsibility for overseeing the management of the community association. This task requires business skills, good will, knowledge, patience and commitment on the volunteer's part to guide and direct the affairs of the HOA for all owners. It can be frustrating work at times, but also very rewarding to know they are protecting and enhancing the property values of the condos in their community. It also provides an opportunity to build relationships with your neighbors.

Some of the requirements for being a GREAT Board Member:

- Attend board meetings on a regular basis, be it monthly, quarterly, etc
- Attend weekly management meeting when you are available, and direct staff as necessary.
- Read the governing documents and Rules & Regulations of the Condo. **(Pls. Turn to Page 2)**

## Floating Your Boat

The Board is considering the addition of a floating dock to one of the two Association-owned slips, (they own Numbers 44 and 45), with a 25-foot gradual ramp for ease of access. This floating dock would give day users a place to load and unload boating guests at the marina. Let management know what you think of this addition to your marina.



***Artist's rendering of the floating dock next to a day user's guest boat, this one owned by a Wall Street magnate who, because of his presence in Titusville, and out of gratitude for the hospitality shown by the floating dock, would decide to heavily invest here, greatly enhancing the town, all the while ignoring other competing venues with fixed docks.***

## GARAGE OWNERSHIP OVERSIGHT

In a real estate closing in December, it was learned that the garage associated with the condo being sold was not recorded as part of the deal. This oversight almost cost the present owner the sale. The Realtor was luckily able to locate the original owner and get him to sign off ownership rights to the garage as per public record.

**MORAL:** Be sure your garage is recorded in the public records as attached to your unit or you could suffer tremendous downstream bureaucratic hassle.

## Your HOA Wants YOU (Continued)

--Have NO personal Agenda, but rather make decisions that are in the best interest of all owners.

--Understand parliamentary procedure rules for the meetings: following an Agenda, making Motions, finalizing business decisions, keeping the meeting on task and timely.

--Keep current on issues affecting the association and owners.

GREAT BOARDS don't just happen, it takes team work, strong leadership, vision to see the big picture and to help create a positive momentum forward. BE A PART OF THE TEAM.

**If five or fewer people throw their names in the ring, there is NO ELECTION. They are put in place as the new Board, and appoint any additional members needed to round to five Directors.**

**Key Officer Positions and Roles:** Generally the officers are the President, Vice-President, Secretary and Treasurer. . Unless otherwise stated in the By-laws, the general membership elects a Board of Directors at the Annual Meeting. The Board then selects the officers from the elected directors at an Organizational (Board) Meeting, typically held within 10 days of the election.

The **President of the Association** acts as the chief executive officer, or chair of the Board of Directors. The President's ability, judgment and enthusiasm are important in determining the level of success of the Association. The President is charged with numerous duties. The President controls and operates all meetings of both the Board and the Association at large and serves as liaison to the management agent. The President customarily signs all contracts on behalf of the association. It is safe to say that a good, strong President who is effective in controlling meetings will have an effective Association.

**Vice-President** shall exercise and discharge such other duties as may be required of him by the Board.

By-laws define the **Secretary's** role in far greater detail than the roles of the President and the Vice-President. The Secretary is the official record keeper of the Association and as such is responsible for keeping accurate minutes of all meetings and filing these minutes in a Minutes ledger. A management agent, administrative assistant or a recording secretary may perform the actual taking of the minutes of the meeting. The Secretary is charged with reviewing and editing the final draft minutes, keeping the corporate seal and reviewing the final minutes for approval. The Secretary keeps all official files of the Association, copies of governing documents of the Association and a file of the Association history.

## You May Qualify For HP Board Membership!



- Fun!
- Easy!
- Free!
- Rewarding!
- Prestigious!
- Friend-Making!
- Socially Useful!

**Please see Doreen for details. Hurry--only five places available!**

The **Treasurer** is responsible for overseeing the Association's financial affairs. The Treasurer ensures that all transactions, unit owner roster with the assigned assessments, collections and actions on collecting delinquent accounts are properly completed. The Treasurer assists in the selection of an auditor for the Annual Financial Report, and is the logical liaison to the budget and finance committee.

The Board of Directors shall appoint other committees such as Finance, Social, Planning, Landscape, Marina, and etc. The Board establishes the size of each committee and a Board Member acts as ex-officio/liaison member of such committees.

If we don't have five owners step up to take the HELM and Steer the Ship onto Smooth Sailing Waters, HP could up in Court-Appointed Receivership with legal court costs and attorney fees to have a court-appointed attorney act as the Receiver/Board to direct the management team. This could be a very expensive option for all owners.

You future Board Members will have a working management team and full staff in place who are very familiar with the everyday business of the Condo, and are here to assist and carry out your directives. They make the task of leadership much less onerous than in the past, leaving to these professionals all the nitty-gritty, daily operating details.

## DUES ALERT

### HOA DUES UP THIS YEAR AFTER DECLINE IN PAST 2 YEARS.

HOA dues for 2015 are \$461/month, still cheaper than in 2011, but a bit more than their lowest point, achieved last year.

(The HOA giveth, and etc.).

### TRASH CHUTE ADVICE OF THE MONTH

Just when you might have thought we finally had it all down, Board and Management discovered new ways in which people to misuse the trash chutes. They're asking it all to to stop, please.

#### PLEASE DO NOT PUT UNBAGGED TRASH into the trash chutes in your building.

Loose papers, packing peanuts and the like tend to get loose all over the parking lots when being dumped by the trucks if they are loosely dumped into trash bins.

And loose bottles are a definite NO-NO breaking and shattering onto the trash room floors sometimes when trash cans are being changed out or very full, besides BEST TO RECYCLE these!

Also dirty diapers are BEST contained within your trash bags as they are sent down the chutes too. When in doubt, just remember "BITS!" --Bag It To Send It.

Cleaning staff appreciates help in this area! THANKS.



*Illustration of correct and proper chute operation.*

## Fishing Forms Alert



If you are inclined to fish, **be aware--be VERY aware--of the fishing licensing requirements for both Florida residents and your friends from the hinterlands.**

Refer to the website **FWC.com** for salt water and fresh water licensing requirements for details concerning fishing off both shores and boats. Florida Residents and Non-Residents alike **NEED A LICENSE TO FISH.** The license is a freebie for residents, while non-residents have to pay a few dollars.



*Florida Fish & Wildlife Police are being sworn in as we speak. The force, already one to be reckoned with, becomes more powerful by the day.*

### WHO'S THE BOATIEST?



#### Florida Boat Water

USA has the most pleasure boats of any country, at 12,000,000 or so. As of 2012, Florida held the No. 1 spot in the USA in boat registrations at 870,000, but both Minnesota, previously the reigning champ, and Michigan, also counted over 800,000 boat registrations.

Surprisingly, Hawaii brings up the rear of States, at a mere 13,000 boats.

## The January Breakfast



The January Breakfast will be held at 9:30 am on Saturday, January 17 at the Clubhouse.



This month, we're offered NOT ONE BUT THREE Guest Speakers, all International Rotarian District Governors-Elect: Jostein By from Norway, Henrich Wilkens and wife Brigette from Germany, and Nils-Fredrik Salen and wife Monica from Sweden.



These three incoming District Governors of Rotary International are coming to America to attend a week of meetings in San Diego, California. There will be a total of 560 Governors-Elect from around the world participating in this forum to network and coordinate their plans for the upcoming year of service using the same tools to reach their goals to make the world a more peaceful place, with a healthier and better educated world population.

**Note: Breakfasts, a regular feature at Harbor Pointe, are held at 9:30 am on the third Saturday of the month January-May, and September-November in the HP Clubhouse. The breakfast board groans under its load of delectables. Attendees "bring something" for the table. Going away hungry is never an option. There is always a speaker from the area, and attendance of Breakfast enthusiasts at the speech is entirely optional.**

## "Speed Bumps Don't Bother Me"



The above comment comes from one of HP's die-hard bicyclists, who adds that he can steer his racer between the bumps, so they don't affect him. He equivocated, however, that were he to use his car, the bumps might bother him a bit, but it's been parked securely in his garage since 2012.

The Board and Management say they know speed bumps are unpopular, but invoke their responsibility to the safety of all residents as justification for bumping.

They will be conducting further analysis and studies of traffic patterns and speeds of residents by using a Speed Gun to see (1) if the speeds are in excess of the speed limit and (2) at what locations if they are, are we seeing this excessive speeds in the parking lots for best placement of the speed bumps, for the safety of all residents and their pets.

## The Working Presidency



**HP Board President long-serving Board Member, and Former Naval Person Harry Holmgren (at right) diving in with SCUBA gear to replace the swimming pool drains so they will conform to Florida's latest code, this on December 29.**

## ABOUT THE NEW TITUSVILLE MALL

**By Robin Visher**  
**Vice Chairman**  
**Brevard County Commission**  
**District 1**

Over the last six months I have been quiet about making any additional statements about the status of the mall, because we realized that everything we said or any date or comment we put out there we were being criticized for not making it.

I was being held accountable for the timelines of the project, regardless of why we were or not meeting those time lines.

I have purposely not responded to any hearsay or negative comments. I realized very early that a lot of people didn't know what they were talking about and most have had no clue how difficult this project is.

Exxcel Project Management and Allen Goins are not only financially committed to the success of this mall, but they have put their reputation on the line in making sure this deal happens. And there is no one more determined than I am to make sure this project happens.

So as we move into 2015 let me put some rumors to rest about the status of Titus Landing. Here is the Real Deal on the Mall:

This has been an extremely difficult project. There are a lot of dynamics that go into putting a deal together of this magnitude. My office has worked constantly with the developer and the potential retailers.

We have met with several top retailers in my County Commission Office such as representatives for Dick's Sporting Goods, Hobby Lobby, Beall's Department Store, HH Gregg Electronics, Ulta, Neighborhood Market, TJ Maxx, Home Goods, and Belk's just to name a few. We have attended conferences and tried to talk to every retailer you can imagine. Now that the economy is rebounding, several of the large retailers have finalized their growth plans for 2015.

While Titusville was not a market that many retailers were looking at on their own, we have introduced them to our community and this project and have been working with them so they can understand this market and demographic.

We have had to defend a lot of those demographics and the unique dynamics this community has faced over the last 5 years.

I am proud to say we have impacted how they feel about North Brevard.

Because of my teams efforts, (Holly Woolsey and Troy Post) along with the developer's team, there are some retailers now willing to take a chance on Titusville.

The developer has applied for and should be granted a demolition permit from the City of Titusville and you will see the removal of asbestos and other hazardous things being removed from the inside of the buildings. This is probably going to take 30 days or so! Then you will see more equipment gather on the site for the buildings to be demolished. I do not expect the first building to come down before mid-February.

Yes we still plan on having a mall demo party.

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## ALMOST No News



Except for the perp penetration of our perimeter noted in the last **Harbor Pointer**, there has been no noteworthy news here at Harbor Pointe these past few months-- no fire, flood, calamity, or even harsh word spoken. Our fellow residents have been behaving uncommonly well.

All of this is good news for residents, but, it should be said, bad news for **The Harbor Pointer**, which relies upon gloom, gossip and transgression to keep itself read.

In the news drought that has reigned these past months, **The Harbor Pointer** has taken to publishing advice on proper fulfillment of the newer and ever more complex rules developed by a Board and Management, whose creativity has been unleashed by our relative absence of problems.

Unfortunately, rule overload is setting in. Several residents have suggested we change our publication's name to **The Harbor Pointer-Outer**, and that the Board should be redubbed "The Bored". But making such changes would require the dedication of a majority of residents, which is unlikely. So, in the interim, our formula of *Better Living Through Better Behavior* continues.

# FIXERS OF THINGS

NEED A PLUMBER, AC DUDE OR MAYBE  
A GENERAL HANDIMAN?

These are vendors your neighbors at  
HP have used or recommend.



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

***Britt's A.C.*** :321 267-6370

***Comfort Services:***  
Dave 268-3784

***Space Coast Cooling  
& Heat/***David 631-5755

## Appliances Gimpy?

***Applianceville*** : 267-9463

***Uncle Craig's Appliance  
Repair:*** 321 593-0111

## Bugs Which Are Not Pets?

***Econo-Kill:***Vince  
632-3563

***Terry Nix Pest Control:***  
321 576-0694

***Bryan Pest Services:***  
264-1919

## Carpet Cleaning?

***Atomic*** 264 2594

## Cleaning, Help With?

***Clean Team:***Michelle de  
Voss 607 6787

***Kim's Cleaning Service:***  
321-267-5489

***Mr. Fastidious:***Kevin  
561-239-0162

## Electrical Repair?

***Bonafide Electric:***Tanner  
302-3333

***D & E Pump/***267-8287

## Flooring Contractors?

***4 Star Flooring:*** 634-5419

## Garage Door Repair

***Affordable Garage Door:***  
321-636-0054

## Garage Door Clickers?

Go to ***Lowe's or Home De-  
pot.*** Pick up a 315  
***MegaHertz*** opener for doors  
made after 1993.

## Handyman?

***Dana--All Coast Wood  
Restoration:*** 383-1222

***Gary Bishop:*** 268- 8383

## Locksmith?

***A-1 Locksmith.*** Ken  
269-5522

## Plumbing?

***Alligator Plumbing***  
269-9735

***Orange Plumbing***  
268-1043

## Shutter Repairs?

***All Shutter Maintenance,***  
Jack Miner 795-5975  
[www.allshuttermaintenance.com](http://www.allshuttermaintenance.com)

***Disclaimer: Harbor Pointe Condo Association does not endorse or guarantee any of these vendors. We see, hear and know nothing about them. Results not our fault. List composed by Doreen Horvath.***

## Condo Association Safety Reps

Each of the four buildings has a Board-appointed volunteer rep from among the residents whose task it is to see that basic safety regulations are upheld in your building. You may consult them on such safety questions as the washer hose replacement campaign. The reps are:

Building 1: Harry Holmgren 443 926 3123  
Building 3: Walt Covington 321 383-9742  
Building 5: Harry Holmgren 443 926 3123  
Building 7: Bill Dickinson 321 267 7399

## Condo-Watching Service

The Board has announced 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 verification. Water will be shut off for you between unit checks.

Reserve through the Association office. See Doreen or Rusty for more info or to sign up.