



The Harbor Pointer



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

Mar-Apr 2015

The Floating Dock Quandary



Floating Dock Boaters, Gloating

As revealed in the previous *Harbor Pointer*, many residents believe building a floating dock in our marina would make their lives complete.

A floating dock allows the dock surface to be at the water level, to change height with it, and to float the waves in harmony with the boat you're boarding. It has the virtue of making access to boats more accessible to more people.

The last issue of this publication may inadvertently have left the impression that only mega-yacht owners favor floating docks. Indeed, the preponderance of Pro-Dockers comes from the other end of the boat spectrum, your teentsie-boat Canoe/Kayak/Paddle Board aficionados. At present, the fixed docks in our marina are 5-6 feet above water level, and their favored modes of transportation sit rather low in the water.

However, "middle" boat people,--guys with boats larger than themselves, but smaller than castles--have also come out in favor. They note the floating dock would permit safer, easier entry for un-agile passengers onto your regular, good old 14-40 foot boats.

The floating dock proposal being floated about would add to the commonweal's boat access in that the new dock would be owned and usable by all 210 Harbor Pointe Owners.

At present, 43 condo owners own their slips in our marina. These are on the interior side.



Terrified Harbor Pointe boater contemplates the giant leap required from his rocking boat to the fixed dock.

In addition, all 210 condo owners are empowered to use the two outside slips on the East side of the Marina, slips No. 44 & 45.

Wilco, the dock guy, quoted \$17,980 for an 8'x40' floating dock plus \$ 11,990 for a 25' long ramp to access it from the existing dock height for a total price of \$ 29,970, which, divided by 210 owners would equal \$142.71/per unit . Other quotes, for somewhat less elaborate packages, are said to be even less expensive.

How It Would Come Down:

- The 43 Boat Slip Owners should give a majority approval to take it to the whole membership for a vote.
- Then , a majority of ALL 210 Condo/Marina Owners will need to vote YES for this addition to the marina, with a vote of at least 51% of eligible voters

--Means of funding the additional decking will also needed to be voted on by the membership, for example: out of current funds, or via a \$150 special assessment on each condo.

--The cost of additional insurance of approximately \$1500/ year would be added to our property/liability coverages. (Works out to \$7.14 /per year per unit)

Meeting:

The Floating Dock Proposal issue will be presented at the Thursday, March 26 Board meeting. Please join the meeting and the discussion.

Mangroves
Vs. Brazilian Pepper Trees
Vs. Third Floor Condo Owners

Back in the crew-cut Fifties, homeowners in Florida typically enjoyed a shaved look to their landscaping. When they prepped their land, they eradicated the shore-side bramble, and attempted to control shore erosion by erecting nasty-looking concrete abutments, walls and lumps.

This, as, we now know, was wrongful thinking. The concrete eroded out in bad storms, and required constant redoing. Nature's way, the **Mangrove**, is a better answer. You plant and maintain these wondrous, water-loving, deep-rooted, and attractive plants on the shore, and they keep everything hunky dory, even through severe storms.

In fact, mangrove husbandry is now a legally-ensconced concept in Florida. You can't, as it turns out, damage your shore-protecting mangroves, even should you choose to. All of this impacts the third floor dwellers in our buildings, as the mangroves, now 8 years matured from the day they were initially planted, have grown, many nearing their theoretical maximum height of thirty feet.

The mangroves, although attractive, present, in the view of many homeowners, less fine an aspect than the waterfront, which the trees now partially block for these low-in-the-building dwellers. The mangroves will continue to grow, and will increase in their view-blocking for a few more years, as they continue in their personal goal toward natural mangrove maturity.

Came the idea: How about we prune the mangroves? Turns out this requires a government-issued mangrove pruning certificate, which, to get, requires a mangrove pruning formal study, which costs money and takes time and form-filling-out, and is, you know, real hard to do.

Second issue is the **Brazilian Pepper Tree**, (or BPT), an invasive species. The BPT also looks nice, but, unlike the mangrove, generally isn't.

From a Condo-Management standpoint, BPT's are great because you can clip them all you want without Florida State interference. In fact, Florida State Government encourages BPT removal, and forbids their planting. However, from a Civilization standpoint, BPT's have a poison ivy- like secretion on their leaves that hurts if you rub it on yourself. And, worst of all, from an Eco standpoint, these trees crowd out mangroves and other plant life, reducing bio-diversity, while their berries are toxic to birds.

There you have the Board's **Three-Way Mangrove-BPT-Homeowner Challenge**. Stay tuned for their studied response.

The State of Florida
Grants
Mangrove and Pepper Tree Advice
To Harbor Pointe Association

"As observed during our meeting, the shoreline has a mixed canopy of mangroves and Brazilian pepper. By this email, the District authorizes the removal of the Brazilian pepper by cutting the trees/shrubs at the base by hand, removing the debris by hand and quickly treating the stumps with an aquatic approved herbicide. The trimming of mangroves was also discussed. The shoreline area is protected by a conservation easement, which I have attached for your review. During the permitting process, the shoreline was enhanced and encumbered by the easement in order to offset secondary impacts from the construction of the marina. The Mangrove Trimming & Preservation Act, 403.9321, Florida Statutes, specifically prohibits the trimming of mangroves within mitigation areas unless there is a need to protect the public health, safety, and welfare, or to enhance public use of conservation areas in accordance with approved management plans. Therefore, trimming of mangroves on the shoreline, within the existing conservation easement, would not be permissible.

"When conducting the pepper removal activities, please be extra careful to not disturb the mangroves. As discussed in the field, snapping a very small limb or two is not an issue, but other disturbances could result in enforcement action being taken by staff. Also discussed in the field was the vegetation that is encroaching outside the boundary of the conservation easement. It is okay to maintain vegetation, excluding mangroves, hanging over or growing beyond the conservation easement boundary."

!!!!CONTEST PRIZE!!!!

Watch Harbor Pointe News Channel!

Since its inception, the Harbor Pointe News Channel, (Channel 732 on your Brighthouse channel tuning thing), has been useful, and something you should watch regularly. It's, after all, chock full of local news, and of advice how you and your loved ones can be even better condo citizens and human beings.

But now, watching Channel 732 is even better: While you continuously self-improve, **you could also win a \$50 Gift Card for Shiloh's Restaurant**. Watch each week. Answer the question. Send your answer in by email to Doreen or drop it off...and you will be entered in the News Channel GC Sweepstakes, with drawing to be held at the Annual Meeting on March 26th.

Better Living Through Compliance

Advice by Doreen

1. Please keep the Association office up to date with all your phone numbers and email addresses so we can reach you when you're out of town.

We found that people who do not give us contact info suffer flooded apartments, causing great consternation here while we try to find out where they live.

By contrast, those who give us their addresses, and are thus easy for us to reach, never seem to have a problem. Some ascribe this phenomenon to Murphy, whose law is well-known to all us mouth-breathers.

If you alert Management to your e-mail address, you could benefit from some fun stuff too....like at the recent Activities Committee Breakfast, where we had a professional photographer taking pictures of the speaker and people attending.

These candid, and possibly embarrassing photos could have been forwarded to you so that your family and friends could all laugh and make jokes, for example.

2. Please take note of the newer, and more highly defined TRASH ETIQUETTE posting. You'll find an attractive new sign in each of our many trash chute rooms explaining in detail how to operate them properly, to the great benefit of new owners and tenants wishing to do right.

3. LOCK up your vehicles....a vehicle was stolen right off our parking lot...in January. Luckily it was recovered down in CCB after the thieves had abandoned it....stolen items and trash was found in it and the owner notified in the middle of the night.

Don't leave valuables on the seat in sight. There was an extra car key in the middle storage area in between the front seats in the van.

4. Dog accidents, an issue covered elsewhere here, **and non-dog accidents alike can now be more easily handled thanks to a NEW AND IMPROVED network of Deed Control Centers.** Please turn to Page 4 to learn of a location near you.

Floods Of The Month Club

An apartment flooded on February 5 in Building 7, thanks to a failed dishwasher feed hose. Another flooded on March 5, this due to a failed toilet line.

It turns out that the hose that feeds water to your dishwasher and toilets is made of some soft, flexible tubing, something that a normal person, aware as he is of the efficacy of hard piping, would never have installed there.

Building 7 is the oldest of the four buildings, and so its myriad equipment failures act as a harbinger of what will strike the others as time goes on.

Scientifically designed, and strategically positioned on refrigerators, dishwashers and toilets, builder-grade flexible plastic hoses were apparently programmed to split and leak while the owner is out of town.

Many careful homeowners will want to replace their dishwasher feed hoses NOW, by rushing off to Lowe's or Ace Hardware or Home Depot.



Attractive new dishwasher hose. Photo courtesy of Board President H. Holmgren.

However, the only way to foil this evil technology for good is to shut off the water to your unit whenever you skip out of town.

Red Rover Is Over

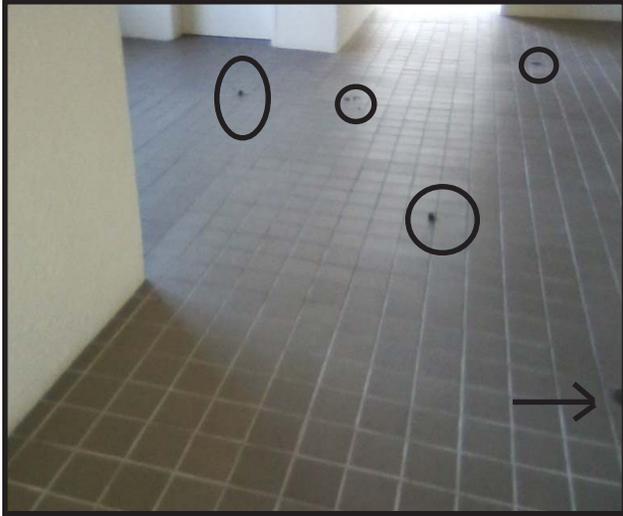
Our red-headed jolly rover, Jonathan, has left Harbor Pointe in favor of fuller-time work that was more in his professional line.

He leaves with Board and Management best wishes for his new endeavor.

The Board is actively seeking a replacement rover. If you know of a likely candidate, please call Doreen.

In the meantime, the perp community, ever sensitive to opportunity, has alerted its members to reduced security here. President Holmgren asks for your extra vigilance until Jonathan is replaced.

Deeded Property



Dog Deed-dotted Harbor Pointe hallway. Staff had to use the pressure washer to remove these deeds, as they had remained in situ well beyond the recommended residence time of 12 seconds.

As is well known, dog is both man's best friend, and, at the same time, a constant doer of dog deeds.

Many a dog owner, experiencing the intense spiritual communion that can make dog friendship so rewarding, may erroneously believe his dog to be fully up on matters of humble daily routine.

For example, because of the high emotional intelligence of his pet, Mr. Owner many not be fully aware of the dissonance many dogs experience in trying to distinguish "outside", where deed-doing is OK and, indeed, expected, and "inside", where it is strictly forbidden.

Alas, the open-air hallway architecture of Buildings 3, 5 and 7 have mislead many an otherwise astute-seeming dog.

But you, as both a dog owner and condo dweller, moved knowingly into HP, open-air corridors and all. It is up to you, as dog friend and condo dweller, to implant in the dog mind the inappropriateness of our hallways as venues for deeds.

In the event that, despite your best pedagogical effort, confusion continues, it is also up to you, as the failed pedagogue, to compensate via use of the plastic bags that are distributed FREE in **Deed Control Centers** distributed handily about the HP campus. **See Bulletin in Righthand Column.**

Hose Horror Heartbreak

Your condo, lovely as it is otherwise, has a nest of hoses that are pressurized so long as your condo's water is turned on. As these hoses age, their potential for bursting increases. They're all ready and willing to undermine your cosy life--to flood your condo and those of your neighbors below.

Specifics:

*Flexible hose feeding each toilet--for as many as four, depending on your condo model.

*A flexible tube feeds refrigerator's cold water and ice-maker.

A hidden flex coupling feeds the dishwasher.

The dishwasher hoses are the latest in the saga: one of them failed in February.

And yet, there's hope. You can shut off the water in your apartment easily and quickly. **DO THIS WHEN YOU GO AWAY FOR A DAY OR MORE.** In most cases, there are two shutoff valves near the washing machine in your utility room that will do the whole trick. In some others (in Building 1 and the units on the 12th floor in Buildings 3 and 7), there is a hot water recirculation system that also needs shutting off. If you need advice, ask Doreen.

NEW FACILITIES FOR HP RESIDENTS!



Six (Count' em--6)
Deed Control Centers

Have Now Been Added To The Lobbies of Buildings 3, 5 and 7, and at both levels G1 and G2.

These DCC's can be used for the ready cleanup of both both dog-type and non-dog-type spills. Gear includes a floor sanitizer, paper towels, throw-away gloves, and handy trash can ready to take on both the deed and the paraphernalia needed for its tidy removal.



**For that "Harbor Pointe" Touch:
Elegant Wrapping Hides DCC Contents from unsuspecting Visitors**



COME to the ANNUAL MEETING

&

MEET YOUR NEW BOARD OF DIRECTORS

March 26, fourth Thursday this month at 7PM

In the Clubhouse main room



Be involved, get informed and make a difference in YOUR condo community!

HOPE TO SEE YOU ALL THERE!

BONUS DEAL: A colorful and informative power point presentation on the **floating dock** idea will also be presented, come out and see what it is all about. Get all the details, ask your questions and voice your opinion on this hottest topic of the moment.

THANKS

Doreen Horvath, LCAM
Leland Management
Harbor Pointe Condominiums
7 Indian River Ave. #1206
Titusville, FL, 32796
Office: (321) 383-7580
Fax: (321) 383-7581
EMAIL: DHorvath@lelandmanagement.com

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**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 Fla A/C..Donn..... 917-5603

Appliances Gimpy?

v *Applianceville:* 267-9463

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

Boat Repairs?

Boaters Edge at Westland Marine on US 1

Repairs & Classes by Jeff 383-4173

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
- * *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
- * *Buffkin:* 452-2267

Garage Door Repair?

Affordable Garage Door: 636-0054

Handyman?

All Coast Wood Restoration:

Dana 383-1222

Locksmith?

v *A-1 Locksmith:* Ken 269-5522

Plumbing?

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

(Window) Screen repair?

- *Jonathan Johnson:* 360-6752

Shutter Repairs?

- v *All Shutter Maintenance:*
- Jack Minerd 507-6670
- www.allshuttermaintenance.com

Above List by HP Management Office.

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

CONDO WATCHING SERVICE

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

The price, of \$30 permonth, 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.