



The Harbor Pointer

Better Living Through Cajolery



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

May-Jun 2016

ELECTION RESULTS:

Board Retained Lobby Tile & Paint To Update Flagpole Approved

Election results were tallied during the first official Annual Residents' Meeting on Thursday, March 31. Turnout was great.

The meeting itself required the approval of a majority of residents, which it received. Expert vote counters from Leland management worked with select residents to count the votes, with winners as follows:

- * **All Five Current Board Members Were Re-Elected.** Congratulations all! They are:
 - * **Harry Holmgren** (President; Apt. 5-1107)
 - * **Mike DeVoss** (HP Website & Electronics guru; Apt 5-1102)
 - * **Sue Gilman** (Secretary; Apt. 7-303)
 - * **Harold McNally** (Building/water engineering resource; Apt. 7-1002)
 - * **Tom Creecy**, Treasurer, and Editor-In Chief of the *Harbor Pointer*; Apt 1-401).

- * **New Floor Tile.** A majority voted to change the tiles from the current green color and square shape to, in the words of a decorator type who is not your editor, "a grey wood-look tiles to combine with Palladian Blue,(a sort of soft green, really), walls. The tiles will be installed in both lobbies and elevator floors of all three towers. Painting and new furniture will soon follow, welcoming the future visitor to a new "coastal" H-P lobby."

Unlike paint & furniture, tile is pretty permanent, so this, the big decision, has already been made by this owners' vote. Tiling and painting should start at end of April, and we expect completion before the roof project begins (about June 1).

- * **The Bill Van Engelenburg Memorial Flagpole** was approved. It will be planted at the HP main entrance, adjacent to the gatehouse.



Severe Cracking in Soffit Cover

Strange thing happened the other day--the bottom fell out of what looks like the floor to level 3 of Building 7. Your editor, an early visitor to the site, and who thought the buildings were made out of, you know, something sturdy like concrete, was taken aback.

Within minutes of the event, rumors as to cause began their rapid spread: A leak in the roof somehow bypassed the upper 9 stories and ended up here. Or people were dancing up there with outdoor shoes.

Turns out the bottom soffit corners of all three towers have plumbing from the third level apartments that descends down to where the pipes could be seen. So the builder covered 'em up with wallboard and stucco so the covers LOOKED LIKE the rest of the building but were not. It's just a cover; the remainder of the exterior of our buildings is made of substantial stuff.

Board President Harry Holmgren said: "We have contacted the builder, for assistance in identifying the cause and recommended repairs. The builder provided an expert in this field to initiate the repairs. At presstime, details are incomplete, but it is anticipated the wallboard and joists will require replacement, and that the five other soffits in the towers will be inspected."

GAS GRILLS FORBIDDEN

So Are Charcoal Ones

Editor's Note: The following article is reprinted from the September, 2013 issue of The Harbor Pointer due to popular need.

A major watchword among Condo builders and managers everywhere is that premature death of residents by fire or explosion is to be avoided.

Accordingly, in their wisdom, the four condo buildings all have electric stove, electric heating & cooling.

Likewise, from the beginning of the Condo Association **IT HAS BEEN STRICTLY FORBIDDEN FOR A RESIDENT TO HAVE A GAS GRILL OR TO KEEP BOTTLE GAS ANYWHERE IN HIS APARTMENT, BALCONY OR GARAGE.**

Not only that, but the Titusville Firemarshal's Code for Condo Living says as much.

The reason for this should be obvious--a slow gas leak in a condo while its owner is away will turn into a potential bomb that can be set off by as little as an electric door bell ring.

The resultant propane explosion could harm people in neighboring apartments, even endanger the structure of the building.

Almost all gas grilles supplied in the United States run on propane gas. Most of our condo balconies become completely enclosed when the shutters are shut, making a propane leak there as dangerous as if it occurred indoors.

But even on open -to-air balconies, leaking propane is potentially lethal. Unlike natural gas, propane is heavier than air and tends, in the absence of a breeze, to accumulate around the leak, and stay there, patiently awaiting ignition.

Natural gas, by contrast, because it is lighter than air, disperses in open air, rising toward the ionosphere.

Charcoal grills are also forbidden, even though they pose merely the risk of fire and conflagration to one's neighbors, without the explosion risk of gas.



IXNAY

While perfectly safe, when used and stored properly, gas bottles contain a lot of energy . The Spanish word for "gas bottle" is "bomba". The Italian is "bombola". The French is "bombe". Perhaps they're on to something.

However, the interest of fairness to the propane industry, we should add that lit charcoal, after it "goes out" will go incandescent, in which case it emits no carbon monoxide, and can then flair up again without warning, emitting enough CO to wipe out a house full of people. They are therefore a very bad idea when used in places, like your balcony, where the shutters can be closed, allowing fumes to accumulate while you sleep.

For condo owners and residents who were not aware of this prohibition, the Condo Association kindly requests **YOU GET RID OF YOUR GAS OR CHARCOAL GRILL AND PROPANE BOTTLES. NOW, PLEASE.**

If those kindly requests don't work, the Board will consider fining recalcitrant residents.

Fans of grilled food need not despair. Electric grills are widely available at, for example, the Searstown Mall. These run on the 110 Volt supply each of us has available on our balcony. The electric power company contends food prepared on them is much tastier than propaned- or charcoaled-food.





UNCLOG YOUR DRYER VENTS NOW!

Harbor Pointe has already incurred fire and flood, but never fire due to clogged dryer vents. We've been lucky. Our at 7-10 year old buildings are now eligible to suffer dryer fires just like older homes, thanks to the regular build up of crud and crust within the dryer vents.

The solution to this is to have a dryer vent cleaning company clean your dryer vents. Several are available here in Titusville. One firm, AdvantaClean, has agreed to coordinate with HP Association, and offers a price of \$95 for dryer vents in buildings 3, 5 and 7, and \$250 for Building 1 vents. However the special price will require coordination of several users at once. If you are interested in having this done, please contact Doreen, so she can set up a Dryer Vent Cleaning Day for your building.

TILE WORK TO BEGIN IN THE TOWER LOBBIES & ELEVATORS

Per the schedule from the contractor, Buffkin Tile, work will begin the week of Monday, May 2 in Building Seven's lobby.

Please note that the G2 lobbies in each tower will have TWO FULL DAYS of shutdown, while the G1 Main Lobby, because the tile work will be done half-the-floor at a time, will not be shut down--but maybe just a bit inconvenient.

Residents with cars on the second floors of the affected buildings will have to access the second floor garage level by the non-lobby doors.

WORK SCHEDULE:
Building 7: May 2-May 6
Building 5: May 9-May 13
Building 3: May 16-20

ROBO-FUN COMES TO TITUSVILLE

Board President Harry Holmgren really likes robots, admiring as he does their their industriousness, and willing ness to follow orders, and has mused on more than one occasion that running a condo peopled by robots would probably be a pleasant endeavor.

His enthusiasm for robots brought him to contact Lockheed Corporation robo-wizard Barry Bohnsack. Mr. Bohnsack comments:

The FIRST Robotics Competition is a robotic sport which pairs professional mentors with high school students to build a robot in about 6 weeks, and send the robots to competitions.

Astronaut High School and Titusville High School are combined into one team which is sponsored by NASA and Boeing. Rockledge High School, Cocoa Beach High School, and Veira High School have one team, and they build their robot at the Kennedy Space Center, they are sponsored by NASA, Lockheed Martin, and other companies.

Meritt Island High School and Cocoa High School each have their own teams, but they work together to build two separate identical robots, they are also sponsored by NASA, Lockheed Martin, and other companies.

The FIRST Robotics Competition regional occurs in the 2nd week of March in the UCF Arena, the Rockledge/Cocoa Beach/Vierra High School team won the event. Here is the video, of that event. Viera is known as The Pink Team.

https://www.youtube.com/watch?v=Yizgf8Or3N4&index=112&list=PLTQ7p60tDSUUhvLgOOLhzN7A999q_VYF2s

There are multiple smaller scale robots which also compete locally, which is called the FIRST Tech Challenge. The most local team is an all-girl team from St. Teresa Catholic School in Titusville. These smaller robots are less expensive, and easier to hold competitions locally. There was a FIRST Tech Challenge event at Eastern Florida State College in Titusville last November, and one at St. Teresa Catholic School in December. There are 18 teams in Brevard and Seminole county, known as the FIRST Tech Challenge Space Coast League.

Here is an example of FTC competitions

https://www.youtube.com/watch?v=X_S4nr2ztuE&index=31&list=PLTQ7p60tDSUgZPEY5ffBxcLXXYRITGcJm

CYCLING--

MORE FUN THAN RECYCLING!

Not only better for the environment, but better for your cardio-vascular. Not to mention an unequalled view of the passing scene. Plus bikes are neat, in-and-of themselves. No living room should be without a set of them.

Steve Bain, HP resident, eco-fan and bike nut invites you to help him form a **HARBOR POINTE BICYCLE CLUB**. This could offer a fun and social way to exercise for the many here who already do a bit of biking. Please contact Steve at sbain8587@gmail.com.

COMMITTEES TO COMMIT TO

HP has some opportunities coming up as earlier committees are re-started and new ones created.

Landscape Committee

Reviews the maintenance of the grounds including tree trimming, plant replacement, and suggests to the Board a long range plan to migrate to more salt and drought tolerant plants while maintaining an attractive landscape.

- **Marina Committee**

Provides recommendations to the Board for marina maintenance and improvements. **Next meeting is May 10, at 6 PM at Clubhouse.**

- **Decorating Committee**

To provide recommendations on the completion of tower lobby decoration--furniture, pictures and plants). See blurb on Page 3.

Activities Committee

Organizes community social events to promote friendship and a sense of community. The Activities Committee holds the monthly Saturday breakfast and some other events, decorates X-Mas trees. Unlike the other three committees, Activities is not an advisory committee--it just does stuff. Its activities are not Board-funded.

If you are interested in participating in one of these committees or have questions, please contact a committee member or simply show up at one of the committee meetings. Meeting times will be posted.

As a potential member of one of them, you should know that committees are only advisory--meaning that the advice they return to the Board in their formal written reports back are duly noted, but may be accepted, partially accepted or rejected by the Board. This is because Florida law requires decisions involving change be made by elected officials only. The committees are not required to keep notes on their meetings, but may do so if they wish.

Bike City Titusville

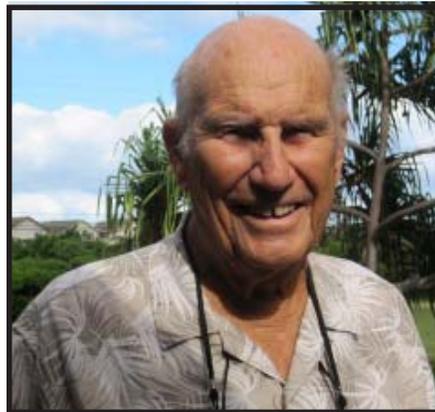


Florida's DOT held a major planning meeting recently at Titusville City Hall. Discussion concerned means by which our route 406 would become a major venue for out-of-town bicyclists, bringing both fame and a new revenue stream to Titusville.

Observers of the scene include HP Board Members Sue Gilman and Harold McNally. Harold was a participant in the meeting.

Plans themselves are, uh, still in the planning stages, but unlike a lot of stuff that's been talked about, this is really happening. There's already a bike bridge that crosses Garden Street, as per the enhanced image above, and brilliant opportunity is portended for the members of the Harbor Pointe Bicycle Club, mentioned in the adjoining article.

John Ponsen Life Celebration



A brunch was held at the Clubhouse April 16 in honor of John Ponsen, a prominent and popular Harbor Pointer who passed away late last year at age 95. Mr. Ponsen and his wife Lori are remembered for, among other things, traveling the world in a sailboat for several years, with two of the couple's four children.

Harry Holmgren, longtime Ponsen friend, led the recounting of Mr. Ponsen's fascinating life, and whomped up a reasonable approximation of the famed Ponsen Manhattan, with which attendees toasted John's memory. Eight people spoke at the event about John, including some who had known him for years. A Powerpoint slideshow covering the nautical and HP years was prepared by photographer and HP resident Stephen Torres.

Many thanks to the Activities Committee's hard-working team for putting on this meaningful celebration.

DOG BITE!--WHAT TO DO

One of our residents was bitten recently by a small dog, one intent upon biting the dog she was protecting. Happily, residents were nearby to help.

If this happens to you and the skin is broken, go immediately to a walk-in clinic. They will know what to do.

The procedure to expect from the clinic:

- * They'll give you a tetanus shot
- * They'll give you ten days-worth of antibiotics.
- * They will notify the County's Animal Control Patrol, which will contact the owner of the biting dog to see if further treatment, such as rabies anti-toxin--is necessary. They may, at their option put the dog in quarantine.

THE DECORATING COMMITTEE HAS RESUMED ACTIVITY

Now that the new tile and paint color for the tower lobbies has been approved, Sue Gilman, Board Member, has reconstituted the Decorating Committee .

Their task is to recommend decor and furniture to match the new tile with wall color.

The group may choose to have different decor in each of the three lobbies, or to have a uniform design as was the case when the towers were built. (Building One has always had its own lobby design and decor).

The first meeting was held Tuesday, April 26 at 10 am. Ten residents signed up. They agreed to do some initial research and to reconvene in about a week.

The second meeting will be held Tuesday, May 3 at 10 am in the Clubhouse.

Exciting News From the Treasury

by Tom Creecy,
Board Treasurer

Mostly what HP'ers want to know is that there's enough money in the HP Treasury to run things, and that no special assessments are required. This is the case.

For those who might wish to read on, our new annual auditor is Cole & Associates, whose principal noted at our March 31 meeting that HP was well ahead of the curve in amount of monies set aside for reserves.

Harbor Pointe has 210 units, each of which pays \$486 in monthly dues. The 43 slips in the Marina pay an additional \$77 per. Beyond this, we have a small income from the rental of two apartments we operate, this due to their previous financial stress. Total income is about \$1.2 million per year. Of this, \$200,000 is set aside in Reserves.

A big extraordinary expense for 2016 will be roof repairs on the three towers and Building 1. These are discussed on the next page in a separate article.

Harbor Pointe calculates its roof category under Reserves as the cost to periodically maintain the roof. If things are done correctly, this will entail doing minor repair to the foam, perhaps, and renewing the top coating every ten or fifteen years.

Because our type of roof--a Foam Roof--is not normally replaced, but, rather, is maintained and renewed periodically, we have not structured -in a replacement cost, as would traditionally be done with a Membrane or Shingle roof. In March, the Association has undertaken to recoat the four roofs from a supplier who will provide a full manufacturers' warranty on materials for 15 years, and a labor/roofers warranty of 7 years.

One of the residents disagrees with this approach, and, without first consulting the Board, petitioned the Florida agency that oversees condo associations, the D.B.P.R., to require Harbor Pointe to enlarge the Reserves to include a full roof replacement cost figure, instead of the 10-15 year cycle of foam roof maintenance and top coat replacement we are currently escrowing for.

In the view of the Board, and in that of the specialist engineer we engaged, foam roofs do not need to have the foam insulation portion of the total removed and replaced so long as the roof is maintained, repaired as needed and recoated at the 10-15 year intervals mentioned above. The Board believes escrowing to replace a roof that does not need replacement would end up with nearly a million dollars more of our residents' money tied up in Reserves than is necessary.

THE ROOF RUCKUS

Questions continue to crop up concerning the roofs over four of our five buildings--the three towers and Building One.

These four buildings have Foam Roofs, a type of construction that is common in the hurricane zone of the United States but uncommon in many Northern climes.

About Foam Roofs

Basically, the buildings are built with a concrete roof with a bit of slope to it to allow rain to run off. On top of the concrete, the builders mount the usual claptrap you find on flatroofed buildings in Florida--air conditioning machinery mostly, but with electric boxes, drains and pipes thrown in as well.

The Foam Roof is added to the building at this point. The foam is created by two chemicals pumped up to the roof top and merged there. When the two chemicals merge, a reaction makes them expand greatly, creating closed cell foam. This foam reaches its full size, and is sturdy enough to walk on after only a minute or two of the time it's laid down on the concrete.

After the first layer settles down, additional layers are laid down, one at a time until the foam is about eight inches thick.

If properly installed, (emphasis added), the resultant surface insulates against heat wonderfully, can be walked on without damage, resists hurricane winds, wraps itself around the many rooftop air conditioning struts perfectly, sealing against leakage. In addition, if maintained, the foam lasts "indefinitely", in theory as long as the building itself. The reason: It can be added to at any time.

However, at this point, the foam can be damaged by sunlight, a commodity that abounds in Florida. In addition, birds, whose brains are well known for their incompleteness, are fond of pecking the foam. Accordingly, the foam is covered by a thin coating of silicone to prevent sun and bird damage. This silicone coating will erode from weather--usually in 10-15 years, and needs to be regularly inspected and periodically re-applied.

Foam roofs are not the cheapest form of roof, but are greatly esteemed here in Florida. NASA's VAB has one, for example. Our builder likes 'em, and has built several buildings in the area, in Cocoa mostly, that resemble ours in many particulars, including roof construction.

There's a downside: Application of the roof is difficult. Things can go wrong in the laying down of the foam. The foam is extremely fussy about moisture. Any damp between the concrete and the first layer of foam, or between foam layers, can cause them not to bond properly to each other. And, as you may have noticed, Florida is pretty damp.

The resultant new foam roof does not lay itself down in perfect flatness, either, but, rather creates myriad peaks and valleys that to the casual observer, resemble those characterizing a worn-out membrane roof. Drainage of a foam roof depends upon the pitch of the roof more than the perfect smoothness of the surface.

Harbor Pointe Roof Problems

Basically, Building 7, the first-built of the four buildings, has a worn out top coat. Some of the foam below the top coat has suffered sun damage and needs replacing.

In addition, in all four buildings, the roofing material was not projected up the parapet walls, (the walls that surround the roof so the likes of us roof tourists don't fall off it), and these have absorbed some water.

In addition, the roof on Building One (the newest roof, and a far smaller roof than the ones atop the towers) was not repaired correctly a few years ago. New foam had been laid down over old silicone, and the new stuff is coming loose.

Previous patches, made with the financial assistance of the original builder, seemed to take to Buildings 3 and 5, which needed only minor repair a few years ago, but 7 and 1 have remained troubled.

The Current Situation

The Board hired Keystone Engineering & Consulting, of Cape Canaveral, the same engineering group that oversaw repairs to NASA's VAB Building, to oversee its repairs. Keystone wrote up a bid spec. Three approved bidders applied. The winner, All-Florida Urethane, has been in business 50 years in Florida, knows foam roofing well, and is offering HP a 15 year guarantee on material and 7 years on labor, backed by the provider of the foam and coating, Gaco Western.

The roof repairs will cost about \$250,000, including oversight by the professional engineering firm the Board hired. This amount is already covered by roofing repair and maintenance funds found in HP's reserves and operating funds

Construction will take about 90 days, and will start within 60 days, weather permitting..