



The Harbor Pointer



A Special Bulletin for Harbor Pointe Residents; Titusville, FL

May, 2014 SB

SPECIAL BULLETIN ***Your Refrigerator Filter Could Leak and Flood Your Apartment***

By Harry Holmgren; Board President

An apartment in Building 5 flooded Mother's Day weekend.

Please note that **all of the recent flooding incidents could have been prevented if the unit owner would just shut the water off to the unit before leaving for an extended period.** If you do not know how to shut off the water to your unit, Rusty or Wayne would be glad to provide the necessary instruction.

Should you leave and forget to shut the water off, you can call the Harbor Pointe office and we will enter your unit and secure the water--free of charge. Harbor Pointe also offers a service to check your unit periodically during your absence, however there is a cost to this service.

This time the culprit was a replaceable plastic water filter built into the refrigerator. These filters are supposed to be changed when the indicator lights up on the refrigerator water panel, usually about every six to 12 months. In the service technician's view, this one had never been changed in the six or seven years since the fridge was installed. The plastic filter element weakened, perhaps exacerbated by filter age, and/or by the water pressure variations the towers experience.

If you can't remember when you last changed this filter, you should do it now—this may avoid flood damage to your own and neighboring apartments. .

Your actions have an impact on your neighbors to each side and below you. Water flows down, and in so doing can take interesting detours. We recommend you meet the unit owners above you whose maintenance practices may impact your own unit.

The original refrigerators that came with the apartments in the towers are all Whirlpools. Generally, these have the filter built into the baseboard of the unit as shown in the photo. ***Please turn to Page 2, Left Column.***

HP's First Owners Meeting

By Harry Holmgren
Board President

Dateline Thursday, May 22.

A hearty thanks from the Board to all the owners that had taken the time to input the proxies and vote in this first Owners Meeting.

The meeting tally was 125 votes to three in favor of the Board's position on retroactively waiving the Harbor Pointe Replacement and Deferred Maintenance Fund balances, in the alleged amount of \$59,350, commonly known as the "Reserve Accounts," for the years 2008 through 2012. The vote also effectively approved Harbor Pointe's audited financial statements from 2011 through 2013, including reserve accounts, the associated budgets and the 2014 approved budget. ***(See article P. 2, Right Column)***

The Board hopes this will mark the end of the rather arcane debate on Reserves funding, and that in future, time and funds can be more completely dedicated to making Harbor Pointe a better place to live, and where all of us pull together toward the common goal. Thanks again to all participants in this effort for our democracy.



Above: the secret location of the fridge water filter removal knob on Whirlpool refrigerators. It's in the baseboard, below the doors.

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To remove the filter, refer to the manufacturer's documentation.

Behind the refrigerator there is a water supply valve which can be shut off if you do not use the ice maker and water feature of the refrigerator.



Whirlpool fridges are polite at first; they ask you to change their water filters by lighting up a light on the place where you get your iced drinks from. They wait patiently for a year or so for you to comply. Then they get serious.

Either way, look at the old filter, and write down the cartridge's model number for future reference. Replacement filters can be found at Ace Hardware, at Home Depot, at Sears and at Lowe's. They can also be bought on the Internet—on Amazon, for example.

This flooding event was discovered by an alert resident who report it to a Board member on Mother's Day, a Sunday.

Your Board members then inspected units above the water intrusion until the leak source was identified and secured. Board members then began inspecting units on each side of the leak source and below the leak to the lowest residential level.

Board members then called all affected-and-absent unit owners and informed them they needed contact a professional organization to dry their units and contact their Insurance carrier.

The Board members used their personal Shop Vacs to remove excessive water until the arrival of the professional water damage control company, which was able to dry out the wall boards.

SO HOW DID YOU SPEND MOTHER'S DAY?

May 15: CPA's Financial Report

Harbor Pointe was given a clean bill of financial health by Jeff Ducker, of Kane and Company, Harbor Pointe's CPA.

Mr. Ducker stated that, as a result of the reconstruction of the HP financial records in 2011, Kane & Co. has been able to issue "unqualified opinions", (accountant speak for "perfectly OK"), on HP's audited financial statements for 2012 and 2013. A copy of the 2013 audit is available to owners through the Harbor Pointe Association office.

Mr. Ducker commented that HP has funded reserves according to the budgets for 2011 through 2013, based on Reserve Studies done in 2010 and updated in 2013, with certain adjustments for estimated remaining useful lives and replacement costs, based on information provided by contractors and other professional, and based on recent improvements to certain components.

He also commented that our operating fund is in excellent shape with approximately 4 months of maintenance assessments available for working capital.

Mr. Ducker thanked the Board and Leland Management for its assistance during the course of the audit. They said he was welcome.

The Postman Rings Once

The U.S. Postal Service reminds residents who plan to leave for an extended period of time to leave forwarding information with the postoffice. You can leave this info in your mailbox--if you have the requisite official form to fill out. Your postman can give you one.

Otherwise, when your mailbox fills up, further delivery will stop. Mail within the box will be returned to the postoffice and held there for a finite period of time awaiting your return. You then have to go to the postoffice to collect it. This involves waiting in long lines and having people laugh at you. So better to fill out the form.



Cracked filter, flooded condo; a Mother's Day to remember.