



The Harbor Pointer

Better Living Through Cajolery



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

Nov-Dec 2015

Bill Van Engelenburg

The Harbor Pointer regrets to inform that Mr. William Van Engelenburg, one of the first Harbor Pointe residents, and three-term Board President, passed away November 26 at his home here.

His son, Bill, provided us with this information on his interesting life:

Bill was born in The Netherlands in 1932, raised on a farm, which included a general store, and survived, with his family, the German Occupation during World War II.

Bill voluntarily joined the Dutch military when he was 18, was trained as a commando and fought in the Korean War assigned to the Second Infantry Division (Indian Head) 38th Regiment.

In 1957 Bill immigrated to Canada where he attended the University of Manitoba and University of Toronto while enlisted in the Canadian Military Medical Service and obtained his PhD in Environmental Health.

Bill worked for 2 years as a health officer in the Yukon Territories with the Native Indians and Eskimos and established a vocational school for them.

In 1965 Bill moved to the United States living in Wisconsin, Michigan and finally his home in Florida. Through his time in the states Bill owned several apartment buildings, hotels, developed land and conversion projects in both Michigan and Florida.

Bill finally settled down in Titusville his true home, purchased the Best Western Space Shuttle Inn and enjoyed life on the Space Coast.

With his wife Els, of 22 years, they promoted the Space Coast, operated the hotel, joined the local Rotary clubs and immersed themselves in bettering the lives of those around them. Bill and Els traveled extensively throughout the world, meeting many friends and fellow Rotarians.

Bill was Founder and Chairman of Best Western International Co-Op for USA and Canada, founder of North Brevard Hotel Association, served on North Brevard Economic Development Board, North Brevard Job Development Board, TICO Airport Authority Board and



was Past President of his local Rotary Club and Harbor Point Home Owners Association.

Bill is survived by his wife Els, his children Diane MaKaeli, Carol Bennett (Tom) and his son Bill VanEngelenburg (Jennifer) along with grandchildren Brandon, Ryan, Nicole, Bryant, Kelsey and his cats Spot and Pretty, along with extended family and friends worldwide.

**Viewing at North Brevard Funeral Home:
Saturday December 5th, at 10-12 open to all**

**Celebration of Life: Saturday, December 5th,
at 2:00 until approximately 4:00 at the United
Methodist Church downtown.**

**Sunday December 6th: Harbor Pointe boat
owners parade toward the bridge and back to
the building .**

**We will then disburse the ashes in a circle
approximately 2:00 PM.**

**The family asks that, in lieu of flowers,
donations be made to the Van Engelenburg
Foundation, Inc., Scholarship Fund, 7 Indian
River Ave #1204; Titusville, FL 32754**

FUNDAY SUNDAY!

Brighthouse Network treated Harbor Pointers to a free movie--*Guardians of the Galaxy*-- on November 8, that was shown after dark in the Tennis Court area, with patrons bringing their own chairs, blankets and soap boxes.

Movie time was enjoyed by about 50-60 people, as were complimentary for hotdogs and chili. Movie was fun, and moviegoers were surrounded by a breezy beautiful fall evening. A big Thank you to Board Member Susan Gilman who worked hard to make it go as smooth as it did. She made the event happen--even though it happened on her birthday.

THANKS. . .

To homeowners who sent in their house keys to the Association office. Now nearly every apartment has a key on file, which made the recent fire inspection work like it's supposed to--for the first time since HP opened.

OFFICIAL NOTICE

MARK YOUR CALENDAR: Annual Owners' Meeting at the Clubhouse, on March 24, 2016.

RUNNING FOR THE BOARD

Board elections will be held in March, and the Condo Association is looking for a few good men and women to run. Candidates should apply by early January.

If you are considering a run for the Board, please ask any of the Board members or Doreen at the office for more information and for the forms you need to fill out to run.

As a Board Member, you will have a working staff in place.

Make a difference for your community. Keep Harbor Pointe going strong, and continuing to improve with each passing year.

For More Info Pls turn to Page 4.

Thanks!

CHRISTMAS OPEN HOUSE DECEMBER 22



The Harbor Pointe Activities Committee will be holding a **Christmas Open House in the Clubhouse on December 22 from 5:30 to 7:30 PM.**

All residents, and of all ages, are invited to attend.

The event is sponsored by Brighthouse Communications, which is picking up the tab for food.

Yummy light Christmassy snacks and punch will be served.

No tickets are required, and entry is free of charge.

However, to assure adequate food and drink supplies, the Activities Committee would appreciate your e-mailing your intention to come to laurasilva5905@gmail.com.

VOTER CERTIFICATES NEEDED

You need to be certified for the upcoming HP Board election.

The HP Association office is e-mailing out to owners that do not now have a valid form on file. Please complete it, and return to the office ASAP. Thanks!



**2015 TITUSVILLE
HOLIDAY BOAT PARADE
DECEMBER 19**
Registration Deadline: Dec. 1
Captains Meeting: Dec 5

[Enter Your Boat!](#)

**This Year there will be a new route.
Shorter and closer to the shore!**

**For more info or to register, contact Mike
or Michelle
mike.devoss@earthlink.net**

**TITUSVILLE MARINA:
NEW MANAGEMENT**

Unbeknownst to some, because we squander part of our lives in Northern climes, the Titusville Marina has changed operating strategy. This City-owned facility is now run by a private firm.



LETTERS

Condominium Living

We all like to decorate our personal space in our own personal taste. However, in condominium living, our personal space begins inside our individual door.

The documents clearly state “*An owner shall not place or cause to be placed in the walkways or in or on any other common elements and facilities, stairs, or stairwells, any furniture, packages or objects of any kind*”. If **everyone** decided to “decorate” the common areas and walkways as they so desired, we would have space probably **not** liked by **most** residents!

Additionally, items placed in common areas become a potential fire hazard and cleaning issue. Please be considerate of your neighbors, and abide by the documents that were put in place to protect all residents it’s all a part of ***Condominium Living***.

Sincerely,

Diane Back

HP Employees

Bonuses, an annual tradition at HP, will be awarded this year, and an employee lunch will be held December 2.

Employees wish to thank residents for making the Friday after Thanksgiving a holiday for employees, raising the number of annual paid holidays from five to six.

**NOTICE!!:
BALCONY PAINT FLAKING:!**

It is important that you advise the Management Office if the paint on your balcony edge is flaking off. Please check your balcony today.

This is a special protective paint underlayment, (“Cool Deck”) which keeps rain water from entering the concrete, where it can damage the steel rebar that helps support the structure.

This particular “Cool Deck” and balcony paint issue is the responsibility of the Condo Association, and will be fixed on your unit at no charge to you.

Problem? Call Doreen: 383-7580, or Rusty: 269-2433.

The Roof

Your editor and his wife love their condo, but bought it off the shelf, and might have done a few things differently.

Likewise, our buildings came to us with a “foam roof”, also known as “**SPF**”, a contrivance that is just about unknown in Ed.’s native Wisconsin, but apparently common as all-get-out down here. Such roofs are formed in place, using machinery brought to the roof. The resultant foam is “closed cell” does not absorb water easily, and is sturdy enough to walk on without crushing. Foam is then topped with a reflective, waterproof coating.

Foam roofs are said by their proponents to have these advantages over the single-membrane roofs that are more typical of northern construction:

1. They don’t lift off in a windstorm. Well, they do, but it takes 390 mile per hour winds. This is the single biggest factor for their use here in Hurricane Central.
2. They are formed in place, and so the foam wraps around the “furniture” legs that are features of most roofs. Each of our towers has 56 air conditioners up there, for example, and each set of these has multiple legs. A membrane would have to be patiently cut out and laid around these features.
3. They reflect heat and insulate better than just about anything else. They’re quieter.
4. If installed more-or-less right to begin with, they last “forever”. You add a new top layer of foam on them periodically. You normally do not need to remove the old roof and send it to the landfill as you do with membranes.
5. The approximately 8 inches of foam keeps the rain out of the spaces below—the main purpose of a roof, after all.

They have a few disadvantages as well:

1. They’re hard to install correctly, and there are several flaws that can crop up from imperfect installation. We have already encountered a few of these.
2. They cost more than many other types of roof. (which means that our builder DID NOT choose the cheapest solution).
3. Foam is dissolved by sunshine, and we have a lot of this. Accordingly, a silicone layer has to be put atop the foam to protect it.



Building Seven: View From the Top

4. For some reason the pterodactyls that pass for birds around here are also very fond of foam, so if and when they see some peeking out from its protective layer, they feel the need to peck it to smithereens.

Roofing experts have been called in, and their opinions duly noted. As is usual with condo living, many people, including your Board members, take the roof seriously, and have strong opinions as to what we should do with ours.

Opinion A is that the Foam Roof --on our roof or anyone else’s--is a bad idea, and should be replaced. This would cost the Association about \$850,000, an expenditure level that would require accelerated funding, or a special assessment.

Opinion B, the opinion commonly held by the several SPF-specialist roof contractors brought in by the Board, and by all current Board Members, is that our Foam Roof is fixable as it is, and should be fixed. The immediate need could cost \$60,000 to \$150,000, according to quotes received by the Board from these contractors.

Proponents of ***maintaining the SPF roof*** insist that reserves that are already in place will cover immediate needs, and that, because SPF roofs are not normally removed and replaced, but merely repaired as required.

The ***Harbor Pointer*** will endeavor to keep you up on roof developments, both physical and political, in future issues.

I
WANT
YOU!



To Run for the Harbor Pointe Board

By Doreen Horvath

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?

Shrunk 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 letter*** from the Association office. Please contact Doreen.

**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