



DATE: December 14, 2012

TO: Members of Harbor Pointe Condominium Association

FROM: The Board of Directors 2012-2013

As your elected representatives, the Board of Directors has worked as a team, together, to fulfill our responsibility to maintain and preserve the assets of Harbor Pointe. It is our belief that team work gets the best results. As 2012 is rapidly drawing to a close, we would like to take time to share with you some of our accomplishments this year.

Our first challenge was a financial one. Contracted professions provided documentation that allowed us to obtain an unqualified audit and reestablish a reserve fund. A finance committee headed by Bill Dickinson and assisted by owners with a variety of professional degrees such as CPA, legal, business and insurance all contributed to the ultimate "go forth" decision that was blessed by the DBPR, the state regulator of condominiums. This was followed up by three budget workshops. The second challenge was to recover monies owed us. The Board, with the assistance of Leland Management, our Association Attorney John Evans and through the tenacious efforts of president Bill van Engelenburg has, since April, recovered approximately \$123,000 of past due fees from delinquent owners. Sadly the debit issue has not disappeared, but the Board remains firmly resolved to recover all monies due.

As our documents require an annual inspection of the facilities, the engineering firm of Burlingham and Associates was engaged to review the structures and provide maintenance direction. Their recommendations are an ongoing project. Wilco Construction provides similar annual inspections of the marina. In addition to maintenance, both firms assist us in financial planning by recommending realistic reserve fund numbers.

All of the above translates directly to your benefit by the adoption of a timely budget, maintained buildings and, most importantly, added value to your investment. This year we are pleased to be able to lower the assessment fees.

While painting the buildings, a large area of stucco on the north side of building 7 fell. Board member in charge, Dan DeVoss reported the paint contractor offered to strip and repair the wall at an additional cost of \$125,000. The developer, Benko, was contacted, and even though our warranty for the building was expired, they agreed to replace the stucco at no cost providing we supply the lift equipment required to do the job. The equipment was on site for the painter's use and we were able arrange to rent it for the repairs. The total cost for the repair to us was \$3,000 for rent of equipment and the painter was able to continue his work in a timely manner.

Expect the entry gates to be fully operational by the first of the year. The new Radio Frequency Gate System is keyed to recognize individual vehicles and may be terminated at the end of a renter's lease.

Should you be one of those not yet registered, now is the time! Harry Holmgren has taken responsibility for this project and may often be found in conversation with the contractors.

Recently we engaged a firm to assist Mike DeVoss in managing the harborpointef.com website. Mike made great strides redesigning and organizing the site while working full time. He will remain as overseer of the site. Although the website may be accessed now, all of the exciting and informative new functions are expected to be fully operational by the first of the year. You will find our official documents and latest scheduled activities at Harbor Pointe on the site. We intend to continue to broadcast timely matters directly to owner's websites.

To further enhance our communication lines, Linda Holmgren was appointed Harbor Pointe's liaison with the local Chamber of Commerce. Her presence at the Chamber events provides a link between Harbor Pointe and Titusville for local activities and events that will be posted on our web site.

A number of promulgated rules were adopted in various areas listed below. The rules are posted on the web site as they occur and will be added to *The Resident's Handbook* in its next published edition.

- Parking Policy
- Building Modification (floor padding requirements)
- Clubhouse Rules
- Boat Lift Permit
- Entry Gate Procedure

The Board reached into the community to include non-elected owners to assist with the many necessary tasks and also to research and make recommendations where necessary. The following committees of volunteers have generously donated their time to make Harbor Pointe a great community.

Maintenance – under the direction of John Ponson keeps track of all needed repairs as they are identified by consultants, owners or management and follows up to see action is taken on each. The Board liaison is Harry Holmgren.

The Hurricane/Storm Preparedness - under the direction of Henry Werdenberg, and assisted by John Ponson and Walt Covington, has consulted with community resources and developed plans of action and means of communication to be taken by residents in the event of a major storm. The Board liaison is Harry Holmgren.

Emergency/ Security Preparedness - under the direction of Ralph Tollinger, assisted by John Ponsen and Harry Holmgren, Board liaison, is coordinating efforts to aid residents in need of being rescued from the elevator or other inconveniences that seem occur on evenings and/or weekends when the management staff is unavailable. After receiving a thorough briefing on all facility controls, they are compiling written and illustrated manuals to place on the site of each major control area to assist in responses. Please notice the lobby postings which direct you to a trained volunteer to contact for help in an after-hours emergency.

The Activity Committee hosted another spectacular Christmas Party and continues to provide monthly coffees for all to enjoy. The group also generously provides coffee and refreshments at all regular Board of Director meetings. Maryann Covington chairs the committee, assisted by Diane Pierron and a group of dedicated volunteers.

The Landscape Committee – under the direction of Wes Hicks and Richard Hart supervises the contracted vendor and advises the Board of desired and/or needed improvements and landscape progress. Bill Dickinson is Board liaison.

The Decorating Committee - under the capable hands of Diane Pierron, spent the fall measuring and shopping for resources for the lobby updates. The lobby furniture was refurbished and new silk plants have been ordered. The clubhouse has new carpeting throughout. A mobile projector screen was also purchased for community use. Harry Holmgren is the Board liaison.

The Marina Committee - under chair Harley McDonald, new channel markers were installed and missing life rings were replaced. Board liaison Dan DeVoss assisted with the water site maintenance. Nanci Pond serves as Harbor Master in-charge of boat traffic. Ed Pond designed and is donating the labor to construct an enhanced security gate for the marina.

We also appreciate Carol McDonald, who agreed to serve as Secretary for the year. As a former Board President and Secretary to last year's Board, she is well qualified and familiar with our documents.

At the beginning of our term, the Board realized that, “we did not have the right team of horses to work the farm”, and an onsite manager change was needed. After negotiations with Leland Management, Doreen Horvath, our new CAM, joined the Harbor Pointe team. She is available M-F on site for owners' convenience. Her unfailing patience and exceptional bookkeeping skills have been a great assistance to the Board.

We still have a number of items on our plate to occupy us until the end our term in March, but we wanted to share with you a few of our accomplishments. All have been a joint effort in hard work. Some have even been fun! Our priority has been to work together to make the quality of living at Harbor Pointe the envy of the Space Coast.

We wish you and your family –

*Merry Christmas
And
Happy New Year*