



# Sun Ketch 1

## Community News – April/May 2025

Thank you to all the community members who attended our first Community Board meeting in March. Although no formal action was taken, the board members reported on a variety of issues and shared some of the things that we are working on. If you missed the meeting, please take time to review the draft minutes that are posted on the website.

Although there is still work to be done on the common elements of our community, things are starting to look better. As you know, a large number of shrubs and other plants were heavily damaged by the hurricanes last fall and have been removed. At this time, we still have ongoing hurricane repairs to complete and are working through these issues. Please remember to fill out an architectural review form if you want to do any of your own landscaping. The form can be found on our web site.

Last month we said farewell to Bob Richards, he has worked at Sun Ketch 1 for many years, and we wish him well in his new ventures. If you have any issues with the exterior of your condo, please submit your work requests through Ameritech, and will get to them just as soon as possible. Bob Decker will continue to maintain the pool and provide some basic support. ***Again, please submit work requests through our management company so that we can get the help you need!***

As our buildings continue to age, we can expect more maintenance issues to emerge. We've currently got a project underway to repair two lentils, expect to do work on several more this year. We have recently completed siding and roofing work on a unit with a water leak and our maintenance team repaired a front porch railing that had failed. We will be trimming palm trees and dredging drainage ditches within the next couple of weeks and have 2-3 large trees that need to be removed. The board is budget conscious and looking for the most efficient and effective ways to accomplish these tasks. Additional projects on the list include dumpster fence repair, and of course shrubs and sod replacement as funds become available.

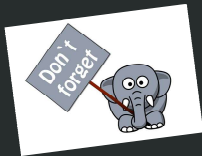


### Reserve Funds Update:

Your Board Members are dedicated to being good financial stewards and increasing our Reserve Funds, which have remained severely underfunded for many years. A short-term CD in the amount of \$150,000 with an APY of 4.6% was opened with a local bank in late March. *(These funds came from our flood insurance payout and is not part of the 2025 budget.)* That money has been earmarked for specific Reserve Fund line items. In an effort to continue building up the reserves, a Special Assessment of \$600 (\$100 per month) is being considered for the second half of the year.

## Reminders!

Ameritech is managing our community work request system. If you have any issues with the exterior of your unit or our community grounds, please complete a work request! You can find the form on our web page, <https://sunketch1.org>. Additionally, you can email Scott at [svignery@ameritechmail.com](mailto:svignery@ameritechmail.com) or call him at 727-726-8000. For urgent situations related to our facilities after hours, please call the Ameritech Hotline at: 727-726-8000



You may not rent your unit without submitting an application and background check through Ameritech **PRIOR** to the rental! This regulation was put in place to enhance safety and to keep us all aware of our community membership.



The next Sun Ketch 1 Board meeting is Tuesday, June 17<sup>th</sup> at 6pm, at our Community Pool!



Turner Pest was on sight to spray for pests on Friday, April 18<sup>th</sup>. Board members walked through the complex and can confirm that they attempted to visit every resident. We had several community members authorize key entries for service, since they were out of town and would like to remind you to contact Scott at Ameritech if you want Turner Pest to access your home while you are away. The board would like to encourage EVERYONE to take advantage of these quarterly services. The next "spray day" is Friday, July 18<sup>th</sup>! Meanwhile, if you find evidence of termites between spraying, please contact our community Manager Scott Vignery.

### 2025 Board Members

Laurie Woodward - President

Marge Rojewski – VP

Jan Boule – Treasurer

Kirstie Sillett – Secretary

Walt Pearson – At Large

### How to contact us:

Website Contact Page:

<https://sunketch1.org/contact>

Scott Vignery

[svignery@ameritechmail.com](mailto:svignery@ameritechmail.com)

727-726-8000

Laurie Woodward

727-269-6402 (please send a text)

### Contract Renewals:

Our community has several annual contracts and as they come due the board is reviewing them and looking for savings wherever possible. Recent renewals include Flood and All Hazard Insurance, and yard service. I am happy to report that all three new agreements are within the anticipated budget amounts. In the next several months, we will be looking at contracts with Ameritech, Turner Pest and the pond maintenance service.



### Pool Use Courtesy:

As the days start to get warmer and pool use increases, please make sure that you and your guests are following the pool rules that are posted inside the pool area. Safety is our number one concern! The current lighting in the pool itself is not up to code and the pool will close at dusk until we can have updated lighting installed. Please remember to pick up after yourself and put chairs and tables back to their original positions when you are done using them. Finally, the pool gate is locked for a reason, safety!! (*what if a neighborhood child who was unable to swim, wandered into the pool area?*) Residents who prop the door open are increasing our community liability, so please pull the gate closed when you enter or leave the pool!



**Compliance Review Committee:** Special thanks to our three volunteers, Erin Connor, Ed Reeder and Leigh Illes! I am happy to report that their workload has been light thus far, as most residents are complying with our community rules! Volunteers are still needed to help with photography for our web site, connect with a board member if you are interested!

### Note From a neighbor:

*The Federal government has cut funds to Foodbanks, school lunch programs and Meals on Wheels among others. This has created a massive need. The **USPS Letter Carrier's food drive: Help Stamp Out Hunger** is critically important this year. The food drive is on Saturday May 10th this year and we are asking people to donate as much non-perishable food items as they can. We are setting up a drop-off point in Roseli Park. We will be accepting early drop-off donations on Thursday May 8th and Friday May 9th from 3 to 7 PM and Saturday May 10th from 9AM to 3 PM. Please help if you are able – John and Jill Peterson*