

## Sun Ketch 1 Condominium Association Mid-Year Report

Greetings fellow Owners

We are having a very good year albeit one set back related to Lawn Maintenance.

Year went off to a very good start with new management company, Ameritech, taking over the management and the daily operations of the association. We did not experience any major setbacks as a result. Several owners did not receive their notice of the change in management company in a timely manner due to not having their correct address or emails in our Records. However diligence of the Ameritech to use all means to reach out to those owners within two weeks of the New Year, made sure that all our members were informed of the change. Thus, it is imperative to let the Management Company know of your current address/email. This can be done thru the Sun Ketch 1 Association website too.

Going live with the Sun Ketch 1 Association website made life easy for our members to access pertinent condo documents, simplified the requests for help via the portal. Owners no longer need to pay to get copies of Condo documents. Again the web site can be reached at [sunketch1.org](http://sunketch1.org). Welcome to 21<sup>st</sup> century. If you have ideas to improve the web site please submit via the portal.

In February and April respectively we successfully renewed our flood and property insurance. With the diligence of our agents, we were able to get the best rates given the fact that several companies left Florida reducing the number of companies writing policies. We even increased the coverage amount for the property insurance by obtaining a new appraisal to ensure buildings are properly insured given that construction material prices have increased significantly due to pandemic supply constraints.

Due to numerous complaints from members about pool maintenance and the pool service company's request for an increase in service fee tied to his chemical expenses, Association acquired the services of a new pool maintenance company that is also fully licensed to perform as needed repairs. Old company was not licensed to perform repair work. The new contract includes three (3) days of service versus two (2) for the existing (old)price.

This year's fire hydrant inspection by Treasure Island Fire Department resulted in one (1) failed hydrant. Management team had planned from last year to replace at least two (2) hydrants since one (1) of them had almost all nuts rusted away on its connecting flange to have only two (2) nuts being fully engaged. Both hydrants have been replaced with minimal impact to the residents.

In April our Lawn Maintenance Company gave the Association a 30 day notice to terminate the contract if we do not modify the contract by dropping the trimming of the palms and eliminating the lawn fertilizer/pesticide service. They stated that rising chemical costs and salaries as the main reason for the renegotiating the contract or terminate. They proposed to trim the palms for \$35-50 per palm depending on the height. As you might know there are over 100 palms on out property.

As a result, we contacted the second lowest bidder from the previous bidding process. They were willing to honor the price that they bid last year. On May 1<sup>st</sup> West Coast Lawn started work and they have been performing very well. Due to this late change in service, trimming of trees away from the buildings were delayed to beginning of July and trimming of palms to August. These types of work needs prior planning and scheduling since both activity require use of bucket trucks and dump trucks. This year, instead of just trimming branches away from the roofs, we asked for hard cutting of branches which are the ones that provide the yearly growth necessitating the yearly trimmings for an additional fee. Under the supervision of an arborist this task was completed. It also included trimming of branches hanging over the roadways above the 10 foot height. This effort was also aimed to save future price increases in this portion of the service which is more labor and equipment intensive.

Stucco repairs, Association have been repairing the lintels that are degraded which support the back lanais. They were being done 4-5 a year due to the costs. In the past, it used cost \$1200-1400 per lintel, post pandemic its costs increased to \$2400 each plus \$500 for the engineered drawings for the permit. Thus this year only three (3) of the worst will be done.

This year's termite inspections results have been very favorable in most cases. We had six minor ones which have been spot treated. However, building #5 which consists of six (6) properties had two major and two minor infestations. After further review by Turner Pest Control, decision was made to re-tent this entire Building. This task is scheduled for October 25<sup>th</sup>. The tenting is at no cost to the Association since it is still under warranty from the last tenting. Association will be paying for the rental cost of the crane for the job.

Several members brought up concern of speeding in our roadways and trespassing thru our grounds. They proposed several solutions which would be additional cost to the Association. To gauge the desire of the rest of the owners on how they see these issues and chose potential remedies, Board proposed a quick survey to be taken on the web site. These concerns and the survey was announced to all Members by e-mail. The response to the survey has been dismal. Only 27% of members responded. 69% of the responders chose to do nothing. They do not see these as major issues that need to be resolved by spending association funds. Some even commented that from their observations speeders are the residents, and any extra funds should be spent on repairing the units' exterior stucco and maintenance. Thus, no action will be taken at this time.

Finally, one last item of importance is the painting of the exterior of the Condos. It has been over 10 years since the last painting of the Buildings. Board is targeting late fall for this activity to take place. We are in the process of acquiring bids. Since the Association's budget has not been operating at fully funded stage for over two decades, we will have a special assessment to accomplish the painting. As soon as the bids finalized we will be informing the Members.

In the mean time have a wonderful summer and help keep Sun Ketch 1 clean and safe.

Sun Ketch 1 Association Board