



Sandarac Newsletter

6666 Estero Blvd., Ft. Myers Beach, FL 33931 • (239) 463-6080 (p) • (239) 463-6090

Website Address: thesandarac.com

June 2018

PRESIDENT'S CORNER

Summer is in full swing! Summer projects are moving along. The trash room doors have been repainted. The beach wall has been reinforced. We are waiting on a date for the roof project to start.

Owners, please remind renters, visitors, guests that trash must be bagged before being placed in the trash chute. There has been instances where trash is not bagged and just thrown down the chute.

Our insurance company and air conditioning company recommends thermostats cannot be set higher than 77. Sandarac has taken the recommendation and put them in the rules.

Please remind renter to not leave beach gear in the walkways. Please do not hang towels from the railings and please wipe feet before entering the building.

I hope you all are enjoying your summer!

Angelo Riccobono



Southern Air Conditioning was here for Bi-Annual Air Conditioning Maintenance

Scheduled and completed
Tuesday, June 5, 2018—Friday, June 8, 2018

AFTER HOURS

Our phone system will instruct you on how to contact the Property Manager for emergencies only. Please identify that you are Sandarac I owner.

For air conditioning issues, owners may contact Southern Air Conditioning directly at 239-947-3000.

For Pest Control, owners may contact Maximum Pest Control at (239) 772-7363.

FRIENDLY REMINDER

The office is closed
Wednesday, July 4, 2018.



Security will be on property patrolling, July 3rd and 4th. Please be prepared to provide pool passes if requested.

You may pre-register guests on our website, thesandarac.com.



PROPERTY MANAGER PAGE

Jennifer Darrow
E-Mail: manager1@sandarac.org

During the summer, the Association has chosen to give our Assistant, Jennifer the summer off so she can spend time with her family. Please use pre-registration on the website so we can have parking and pool passes issued ahead of time. Office hours will continue to be 9:00 am to 2:00 pm. I am here on the property Monday—Friday, 8 am—4:30 pm and can be reached in the phone system at extension 1000.

PARKING PASSES— Temporary parking passes are issued for no more than 90 days.

LARGE VEHICLES - Please do not allow large vehicles in the court yard area. It puts wear and tear on the water main which is located under the 6672 side. In the past we have had ruptures and are trying to minimize vibration in the area.

SECURITY—Security is very important to the majority of owners here at the Sandarac. The Board of Directors recently added a rule that owners should notify the office of owner arrivals and departures. This policy is to better inform the office of Sandarac property occupancy.

KEY AUTHORIZATION— Please update key authorizations regularly with the office.

HURRICANE PROCEDURES—In the event of a tropical event, the office will close 24 hours in advance of the storm so staff may take care of their needs and evacuate if they choose. The staff priority is Association property first including pool furniture and concierge owner requests including closing hurricane shutters second. During Irma, the office was inundated with requests from owners before the storm with special requests and after the storm with owners asking how is my condo? Please keep in mind that there are a total of 181 owners (both Sandarac I and II) all calling with the same concerns. It's overwhelming.

During Irma, internet service was decent and we were able to get e-mail blasts out. Please check your email before calling. I have email on my phone and can respond quickly. After the storm cell phone service was spotty and our phone lines were up and down. The office was on voicemail only for several days which was frustrating for some. This year, we have added a page on our website for hurricane updates for owners as another outlet of communication. Keep in mind every storm is different so as we assess the property we will update the page accordingly. Please keep in mind, we are in crisis mode. Please be patient.

MAINTENANCE REMINDERS

BY: JOEL PUPO

Condo watch is very important. A lot of times we find issues, leaks, water heater issues, air conditioning issues, and toilets leaking. Please make sure someone is checking your condo regularly when you are not here and especially after a major tropical event.

RENOVATIONS

REMODELING CONDOS - If you are planning to do any remodels please fill out the Town of Fort Myers Beach Condominium Association Approval Form and submit it to the office.

CONTRACTORS - When you hire a contractor ... If they do any property damage to the Sandarac, you as the owner are responsible for its repair. Please make sure they check in with the office daily and be issued a valid parking pass. We must have liability insurance information on file in the office.

DUMPSTER PLACEMENT - We now have a stricter policy regarding dumpster placement. Dumpsters and dumpster trailers may only be placed in only two specific places on the property regardless of length of stay, even one day. No contractors can have dumpsters in the courtyard or at in the closest visitor parking spot closest to the unit. There is a designated spot on the northside of the visitors parking area and one on the southside parking area near the carwash. Contractors need to notify the office before placing the dumpster or dumpster trailer to get specific instructions on dumpster placement. No materials may be thrown from balconies to a dumpster. Elevator pads must be used during demo.

POD PLACEMENT - We have ordered signage. In the meantime, please contact the office for location placement. There is a updated parking map on page 6 of the newsletter.

GENERAL - We do not allow objects/materials of any type to be thrown from the second floor to a truck or dumpster trailer below. There is no work allowed on Sunday. Contractors must keep the condo front walkway clear of materials and debris and must be cleaned up immediately. No contractor may cut tile in the walkway areas. Elevator pads must be installed.

INSURANCE— Anyone doing work on the property, including for work hired by owners inside units, must have a copy of liability insurance and workman's comp on file with the office.

REMINDER

NOTICE

**MANAGEMENT
IS NOT RESPONSIBLE
FOR THEFT OR LOSS OF
PERSONAL PROPERTY**

SmartSigns.com • 800-952-1657 • 5-9132

**Please secure your
vehicle while parked at
the Sandarac!**



Recycling Smart is easy!
There are **only 5 things** to remember –

- Paper** – no soiled, shredded, metallic or waxed.
- Metal** – only aluminum or steel (tin) cans, aluminum foil and disposable foil pans.
- Cardboard** – any kind of box that doesn't have a waxed coating.
- Plastic** – containers labeled #1 - #7 – no bags, no Styrofoam.
- Glass** – bottles and jars that are clear, green or brown.

Placing anything else in your cart is **"Wish-cycling"** – the most expensive disposal method of all.

Lee County Solid Waste Division • leegov.com/solidwaste • **239.533.8000**



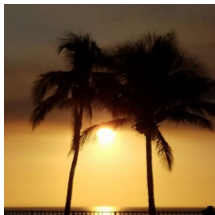
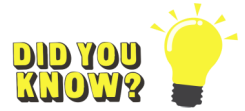
While at the beach, remind guests to do the sting ray shuffle!

BOARD MEETING SCHEDULE

June 20, 2018 at 10:00 AM

August 15, 2018 at 10:00 AM

September 12, 2018 at 10:00 AM



Lee County area beaches are ranked some of the best in the nation for **shelling**, with more varieties found here than anywhere else in North America.



As a courtesy to the Maintenance Staff, please wipe feet and remove sand from all chairs, towels, feet, coolers, etc. before entering the building. Please do not leave a pile of sand outside the elevators, condos or stairwells.

Quarterly dues are due no later than the 10th day of the month. The next due date is July 1.

You may pay dues online by visiting <https://my100epay.com/>.

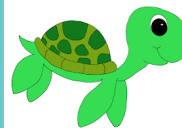
You may pay dues on the website with a credit card, debit card, or your U.S. bank account information. If you need your Centennial Bank information, please contact the office!



DESIGNATED POOL LAP TIME

Daily: 9:00 am — 10:00 am.

Do not sit or stand on the pool rope. If you unhook it for laps, please re-hook when done.



Turtle nesting season is from

May 1st to October 31st.

Remember to close blinds and curtains after dark, eliminating light from spilling out onto the beach.



The office uses Weather Bug to monitor lightning strikes. Please leave the pool area during severe weather. Lightning can strike a person from 10 miles away.

We have a new router in the pool area and social room.

The password is the same!





PARKING RULES AND REGULATIONS
Designated Oversized Vehicle Spots
Designated Dumpster & POD Spots
Designated Oversized & Dumpster Spots
Designated Sandarac Project Spot

