



# Sandarac Newsletter

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**Website Address:** [thesandarac.com](http://thesandarac.com)

**April 2019**

## ANOTHER GREAT SEASON!

It has been another great season at the Sandarac. I hope you all have safe travels back to your homes and look forward to seeing you in the Fall! Please remove décor that may be affected by weather.

During Hurricane season, you need to have a local person who will be available almost immediately after the storm check your condo. The association will charge \$60.00 to check your condo if your person is not available after the storm.

We are also asking owners to update their owner information sheet. Please verify the information is correct.

Many owners want to plan renovations of their condo, please contact the office to get the ball rolling!

## DID YOU KNOW YOU CAN REGISTER YOUR GUESTS ONLINE AT THESANDARAC.COM?

Owners must register renters and guests. We are happy to accept online registrations as a convenience. Owners who register their guests are responsible for renter, visitors and guests behavior. If the offender is registered to your condo, you are responsible. No exceptions. The office and the Board of Directs cannot say this enough .... our policy is to treat every owner, renter, guest and visitor the same.

## A SPECIAL THANK YOU!

**A very special thank you to Carol Barbieri for all the volunteering she has done this year! She has lead the Social Committee this year and made sure that Thirsty Thursday is a smash success! She raised over \$1,000 in 50/50 ticket sales**

**Carol has also joined the Landscaping Committee and assisted with the purchase of four new planters. She also used her design talents to upgrade our landscaping! As if all of that was enough, she has generously donated a Bistro Set to the Association which is placed in the courtyard. Thank you Carol for your dedication!**

## SECURITY SYSTEM

Last September, the office was hit by lightning. Since then we have had issues with the Kantech Security system. Our vendor, Epic Communications will be here on Thursday, May 2nd to work on the Kantech System which could include a hard reset of the entire system. The Kantech System including all FOBs, and codes will not work either in the building or in the pool area until everything is entered manually. Building occupancy during that week is very important. Please let the office know if you plan on being here so we can get your data entered into the system first. We will be emailing residents more details.



## NEW POOL HEATERS!

THE POOL IS A TOASTY 86 DEGREES!

### WHY DOES THE ELEVATOR PARKED ON 9TH FLOOR?

Residents often ask why does the elevator get parked on the 9th floor? The 9th floor is considered a home landing and the elevator parks there by default.



The controls are on top of the cab. If we have water intrusion in the shaft, having the elevator parked at the top eliminates the risk of tens of thousands of dollars in damages. In the event of a hurricane or high wind event, we automatically park the elevator until the staff can inspect the elevator for damage.

## WINDOW & SLIDER DOOR REPLACEMENTS

Those that have original or older windows and slider doors should consider replacing them during off season. Older windows & doors can leak during severe weather, especially during rainy season. Water follows the path of least resistance. A tiny crack or even a screw that is missing silicone can cause water intrusion into not just your unit but everyone below you. It does not cost anything to have someone assess your windows by a licensed windows contractor. If you have original windows, your windows are about 45 years old and may not be as efficient as you think.

**DID YOU KNOW?**



Quarterly Maintenance Dues are actually due on the 1st and are considered delinquent after the 10th.



### BICYCLE AREA

If you have a bicycle in the bike rack area, please check the condition of your bike BEFORE returning north.

**Pest Control comes every other month on the first Thursday of the even months.**

**Pest Control is rescheduled for Friday, April 12th**



### RECYCLING AREA

The recycling area fills up quickly. Please break down boxes. Do not leave recycles on the ground. Advance Disposal will not pick them up and put them in the truck. For large items, please leave them in the designated areas and contact the office so we can schedule



### WALKWAYS

We need to keep the walkways clear. The walkway should not be used as a personal lanai. Please do not leave beach chairs, coolers, children toys or other beach gear outside your condo. Smoking materials need to be appropriately disposed of.

Please wipe your feet off of sand before entering the building and elevator. If there is a large amount of sand on your gear or makes it outside of your condo, please sweep up sand and dispose of. We have a great foot wash area for sand clean up and removal!

## LOST & FOUND

**Missing Something?**

**Please check with the office.**

**Happy Easter!**

**April 21, 2019**



# PROJECTS

## New Railings!



## Updated Landscaping!



## SNOWBIRD CHECKLIST

Some things to do before heading up North.



### BEFORE YOU LEAVE

- Turn off Main Water Valve
- Update Contact Information with the Office
- Replace Batteries in ALL smoke detectors and thermostat
- Set Thermostat to 77 degrees
- Place Hold on Services including newspapers & phone
- Discard All Perishable Items
- Schedule Hurricane Shutters, Remodels & Window Installations – arrange for shutters, windows or any other remodeling work to be done.
- Schedule Home Watch with your preferred person