



Sandarac Newsletter

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NOVEMBER 2019



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PRESIDENT'S CORNER

As President, I receive lots of inquiries from owners for assistance. These requests should be routed to our Property Manager.; Jennifer, through the office first to keep her aware of all that goes on at the Sandarac.

The rules and regulations are for the comfort and safety of everyone. Please make sure your renters know them. To get updated rules & regulations, visit thesandarac.com. If you see a violation, please let the office know.

As everyone is aware, construction continues on Estero Boulevard. Barrels are now in front of our building. We expect construction to begin right after Thanksgiving and continue for the foreseeable future. The expected completion date is end of 2021

Lastly, we are looking forward to another great sand sculpting event. There is no trenching allowed on the beach per Florida law. If you see something, say something.

Season is upon us again! We are looking forward to everyone enjoying their time at the Sandarac!



Angelo Riccobono



The office will be closed, Thursday and Black Friday.

RECYCLING AND BULK AREA

The Association has a designated area for bulk recycling near the bike area. The assigned space is a shared area for bicycles and bulk recycling. Unfortunately, this area is becoming a catch all and is looking junky. Items ending up there are not all bulk items.

Please do not throw anything except furniture and appliances in the bulk area. Dishes, electronics, pictures, printer and more are being placed in this area. All other items need to go in the dumpsters.

You may contact the office to ask if anyone wants any of the items before you toss them in the dumpster. If no one wants your item, the office can provide you with a list of local charities that will accept your donation.





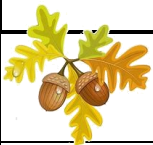
PROPERTY MANAGER PAGE



CONDO WATCH

Some of the issues that would be found during condo watch are malfunctioning appliances, water heaters, thermostats and air conditioning issues.

Condo watch is very important for the secondary homeowner. Having someone check your unit monthly will save you money in the long run. If you're air conditioning has a mechanical function issue or the battery dies in your thermostat, your system will stop running. If no one is checking your unit regularly, you will experience **MOLD**. Also, some insurance policies only cover about \$10,000 in mold remediation costs. Save the headache, have someone check your unit regularly!



CONDO WATCH FAQs

Q: Why should I have condo watch?

A: The purpose of condo watch is to make sure there are no problems with your unit.

Q: What kind of things should be checked on condo watch?

A: Appliance working properly, air condition working and set to the correct temp, no water intrusion issues including toilets not leaking, general unit security like windows and lanai locked, batteries working in door lock (if applicable).

Q: Who do you recommend?

A: Contact the office for more information!

POOL



The pool area is our second biggest amenity after the beach. The rules are clearly posted on the wall near the rest rooms. The rules are for the comfort and safety of everyone.

Chairs cannot be moved in front of the shepherd hooks or safety rings. There is a yellow box painted in front of the hooks. Do not place chairs there.

If the rules are not followed by renters, owners will be notified and may be fined. As a refresher, no glass, no food, no smoking, and no music. If you see someone breaking a rule, let the office know.



PEST CONTROL

Our building is treated on the first Thursday on the even months.

Please let the office know if you need a re-treatment, during non-treatment times. Maximum will come out no charge to address your concern.

If you have an issue that needs to be addressed on the weekend, you may contact Maximum Pest Control at (239) 772-7363.





NEWS YOU CAN USE

AIR CONDITIONING PROBLEMS?

No problem! Contact Southern Air Conditioning 24/7/365 at (239) 947-3000. Also, please let the office know!

- **The thermostat should never be off!**
- **Your hemostat should be on.**
- **The temperature should be set no higher than 77 degrees when your unit is NOT occupied.**
- **Please consider a nest or Honeywell smart thermostat which you can monitor on your smart phone or tablet.**
- **For more information, contact the office.**



KEYS AND POSTAL LOCKS

The Association must have a key available to your unit. If the locks are changed, please make sure the office receives a key. We do not recommend a code-based keyless lock system. If you do not have access to your post box and need to change the lock, please contact the office.



SOCIAL EVENTS



Look for the sign up sheets for Thirsty Thursdays to return in January. We need more hosts! It does not take much to host.

Some dates in the planning stage.....

- Thirsty Thursday Kickoff—January 23rd!
- St. Patrick's Day Shindig— Thursday, March 19th!
- End of Season Beach Party, Wednesday, March 25th!

Also, if anyone is interested in starting a mah-jong group, contact Carol Barbieri!



Our Massage Therapist Gary St. John is here on Tuesdays!

This season he will be seeing clients in the massage room in the back of the office!

Contact Gary at (419) 682-4263 to schedule your appointment!

Upcoming Meetings

10 AM unless otherwise noted

- **Finance Committee** - January 13, 2020
- **Owner Budget** - February 10, 2020
- **Annual Meeting:** February 29, 2020

