



The Sandarac Newsletter

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

Website Address: thesandarac.com

October–November 2020



CONDO WATCH



Condo watch is the most important item for any owner who does not live at Sandarac II full-time!

CONDO WATCH - Everyone should have condo watch when they are not here in their unit! Please make sure you have a condo watch person registered with the office. If you have a rental agency, we still recommend you use a condo watch person.

For questions, regarding condo watch, contact the office!

The thermostat should be set between 75-77 degrees when your unit is NOT occupied.

OFFICE

Office Hours are Monday—Friday, 9 am—2 pm. You may call the office at (239) 463-6080, option 1 or email the Property Manager at manager1@thesandarac.com for further assistance!

NEW OWNERS!



We have new owners! Woo-hoo!

Welcome to the Curtis Family,

Jane Platten and

Beth Compton!



CART ETIQUETTE

PLEASE DO NOT LEAVE SHOPPING CARTS IN THE ELEVATOR! If there is an emergency, Fire Personnel should not have to remove a shopping cart or luggage cart from the elevator before entering! Return all luggage carts to the 1st floor when you are done so that other people may use it. Do not use shopping or luggage carts to move furniture or remodel materials.

SANDARAC CALENDAR

- **Board Meeting** — November 16, 2020 at 9 am.
- **Finance Committee Meeting** — January 2021
- **Pest Control** — December 3, 2020
- **JMC Annual Meeting** — November 19, 2020, Time: TBA.
- **Owner's Budget Meeting , Board of Director's Budget Approval**, February 5, 2021, 6 am.
- **Annual Meeting**, February 27, 2021 10:00 am.

FOOD BANK DONATIONS

Sandarac is a village that came together! Boxes and boxes of grocery items were donated to the Food Drive this spring. Thank you to everyone that donated their unused goods! We definitely want to carry this on as a end of season tradition!



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

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!

DID YOU KNOW?



AFTER HOURS

Our phone system will instruct you on how to contact the Property Manager for emergencies only.

BULK RECYCLING AREA

If you would like dispose of a large item, you may place it in the bulk recycling area near the bike racks. Please let the office know so we can schedule a pick up.

KEY AUTHORIZATIONS - Please remember to update your vendor key authorizations ANNUALLY with the office!

PEST CONTROL

The building completes pest control on the first Thursday in odd months beginning with January. For pest control during other times, owners may contact Maximum Pest Control directly at (239) 772-7363. If you cannot meet them, please let the office know that you contacted them directly so we know your unit needs treatment.

POOL AREA

The pool furniture has been reduced due to COVID 19. Residents may bring their own chairs to the pool area but they must be sanitized before and after attending the pool.

VISITORS AND VENDORS - Please register with the office through the website!

HAVE AN INSURANCE QUESTION?

For questions contact Kristin Dontigney at Brown and Brown Insurance for assistance.

Contact her via email at Kdontigney@bbswfla.com or via phone at (239) 274--1410.

KEEP THE OFFICE UP-TO-DATE ON ANY CHANGES!

New owner information forms were sent to everyone via email this spring. Please submit a new form each time you have a MAJOR change such as email, address, phone numbers! You can find the form on the website under own-

DONATING FURNITURE AND APPLIANCES



If you are interested in disposing of items, before throwing them in the recycling area or calling a thrift store, consider donating them to the Association. We will evaluate your donation of appliances and furniture. Contact the office for more information!

Turtle Season
Ends October 31st

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.



QUARTERLY DUES



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Quarterlies are due on the 1st of the month. You may mail your payment to the Sandarac I Lockbox!

Did you know that checks may be mailed without the coupon invoice? All you need to do is reference your last name, your unit number and the bank with do the rest!

AUTOPAY: If you want to sign up for autopay, contact the office.

BILL PAY: If you have Bill Pay through your checking account, you can send a check to the lockbox at the address below!

ONLINE OPTION: Payments can be made online at <https://my100epay.com/centennialbank.html>. Click on the Pay Now button. and follow the directions. If you are looking for your unit ID or posting ID, reply to this email and I will send it to you.

MAILING OPTION:

Checks may be mailed to our lockbox at:
The Sandarac Association, Inc.
PO Box 30061
Tampa, FL 33630-3061.



WATER LEAKS

Water leaks costs the owners and the Association money. Did you know? Water mitigation due to leaks costs thousands. There are steps you can take to prevent leaks.

1. Maintain your air conditioning system. Have bi-annual maintenance completed. The Association uses Southern Air Conditioning for all their needs.
2. Consider installing a smart thermostat in your unit so you can monitor your AC when you are not here.
3. When you see a leak, report it to the office so we can find the source! If you see a leak in your bathroom ceiling, typically it is a toilet that is leaking above.
4. Have your plumbing inspected. Everything from air conditioning, sinks and toilets to ice makers can leak. Our preferred plumber, Reflow Plumbing offers free inspections.
5. Make sure the water is turned off in your unit when it is not occupied. I
6. f your water heater is more than 10 years old, have your water heater inspected by a professional.
7. If your water shut off valve is in a hard to reach place, consider having it relocated.



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RENOVATIONS

Renovation season is will be coming to and end. Remodel season is from May 1– November 30th. As a friendly reminder, it is owner responsibility to obtain building permits. Please remember to have contractors contact the office to obtain permits at least 30-60 days before a project begins.

As always, once work begins, contractors must provide liability and workman's comp insurance to the Association and each of the contractors must also sign in to the office daily. All keys signed out of the office must be returned to the office daily as well. Permitting is required on most renovations, please check with the office. It is the owner's responsibility to obtain permits!

If you are planning to do any remodels om the future 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 you should know owners are responsible for any property damage to the Sandarac. Please make sure they check in with the office daily and be issued a valid parking pass and submit liability insurance.

DUMPSTER & POD PLACEMENT - 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.

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.

