

# Sandarac A News

www.thesandarac.com

May 2022

## The Assessment

If you attended recent Board meetings in person or through Zoom, you have been hearing the need for an assessment for some time. The Board has approved a \$10,000 assessment payable in either 1 lump payment or in 3 separate payments. Payment 1 of \$5,000 will be due July 2<sup>nd</sup>; the 2nd payment of \$2,500 will be due Oct 3rd, and the final payment of \$2,500 will be due Jan 2023. These payments are separate from our normal Association fees.

Here are some of the issues and how the Assessment will be used:

### 1. Building restoration

We are doing an entire building restoration and complete paint job from top to bottom.

### 2. Roofs

Our roofs are almost 20 years old, which is their life expectancy. We have replaced the roofs from stacks 1 and 2; the other 9 stacks will need new roofs. Today's roofing material is much better than it was 20 years ago and is very protective. We are hoping to get more insurance carriers interested in bidding for us. Currently only a few are interested due in part to the aged roofs.

### 3. Drainage issues

Back at the Nov 2021 Board meeting, we learned of the water retention problems on our property, both in the grass and in the parking lot. A heavy rain might quickly cover the

*(Assessment Continued on page 2)*

If you have other ideas for the newsletter, please contact

[kathymcconnell@cinci.rr.com](mailto:kathymcconnell@cinci.rr.com)

## Board Members

Angelo Riccobono, **President** [ariccobono927@gmail.com](mailto:ariccobono927@gmail.com)

Carol Barbieri, **Vice President** [carolisaid@yahoo.com](mailto:carolisaid@yahoo.com)

Kelly Hartman, **Secretary** [KHartman@insightsonline.net](mailto:KHartman@insightsonline.net)

Kim Lyttle, **Treasurer** [klyttle01@gmail.com](mailto:klyttle01@gmail.com)

Chuck Morrison, **Director** [mchuck7@yahoo.com](mailto:mchuck7@yahoo.com)

## Our New Treasurer– Meet Kim Lyttle



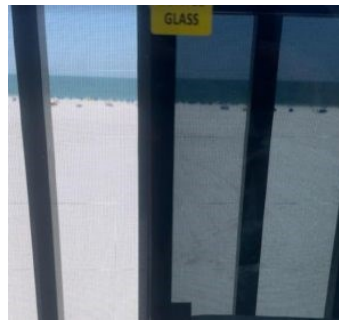
Kim is a retired bank executive with the majority of his 40 year career in Public Affairs/Government Relations. He lives in a small country town of Marion Center, PA, 70 miles northeast of Pittsburgh.

He has been visiting the family condo for 30 years. His late wife's grandparents purchased it when it was brand new, and it has been in the family ever since. Kim and his brother-in-law, Ted Banks, Jr., purchased it from the rest of the family and own it jointly.

## FMB Community News

### The Window Ordinance Has Been Rolled Back!

By a vote of 3-2 the FMB town council directed staff to start the process of rolling back an ordinance passed last year that required all new and replacement windows, that can be seen from the beach, use glass with an inside to outside light transmittance value of 15% or less. The picture shows a 45% on the left and a 15% light transmittance on the right. Condo owners have been livid as the new glass makes their unit dark.



You can expect to see more tickets handed out by code enforcement if lights are left on when they are supposed to be turned off. Condo Associations have vowed to continue to educate their residents and visitors about the rules to protect the turtles.

### Sea Turtle Nesting Regulations In Effect Through Oct. 31

Shades should be closed and non-amber, uncovered outdoor lights should be turned off starting at 9 p.m. until 7 a.m. through Oct. 31 as turtle-nesting season begins.

In addition to turning out lights, all furniture must be removed from the beach at night. Baby turtle hatchlings and nesting sea turtles can get stuck in furniture. Deep holes in the sand from shoveling can also

*(Turtles Continued on page 2)*

(Turtles Continued from page 1)

be detrimental to hatchlings seeking to reach the shore. While inside lights can stay on after 9 p.m., they shouldn't be visible from the beach.

Eve Haverfield, who started Turtle Time in 1989, recommends to those going out for a late-night or early-morning stroll who happen to encounter a nesting turtle "do not go up to it; don't take a picture; don't shine a light on it. Let her do her thing."

If you see a nest or a turtle crawl and it is not marked the next day by Turtle Time, you can contact the organization to report it at 239-481-5566. Turtle Time volunteers are typically out walking the beach a half an hour before sunrise during nesting season to mark down nests and fence them off with yellow tape.

Still, there are challenges with new visitors every year unaware of the light regulations though most buildings post signs to remind folks to follow the rules.

The state saltwater reptile of Florida, loggerhead sea turtles can live up to about 67 years and weigh an average of 300 pounds, but can grow as large as 400 pounds or more.

(Assessment Continued from page 1)

parking area with an inch or more of water, and for awhile there was a pond in front where actual fish were seen! The work on the street and the change in elevation level may have caused this, but we need to make certain that the two drains we have are working properly and are able to route the water to the street to the city water draining system. The situation is being watched carefully.

#### 4. Fence

The fence between our property and the Wyndham is dilapidated and falling down. It needs to be replaced.

[www.thesandarac.com](http://www.thesandarac.com)

Our website has been updated with a fill in registration form on the Home page. You or your guests/renters can fill out and email as an attachment to [manager1@thesandarac.com](mailto:manager1@thesandarac.com) or print and put in the lobby registration box. The Owner Directory (follow the link to Owner Documents from the Home page) has also been made current. If you don't remember the password, text Kathy McConnell at 513 560-6151.

Remember: Clear the form if there is any previous data. While in Adobe Reader, click File, Save As, and save the Form to your own drive or there is a Save icon at the top right. Name it your last name and Registration for North Registration, after completing use your standard email program to attach and send to: [manager1@thesandarac.com](mailto:manager1@thesandarac.com) or print and bring with you to deposit in the lobby.

**The Sandarac Association, Inc. Building A**

**Renter/Guest Registration**

This form shall be completed and sent to [manager1@thesandarac.com](mailto:manager1@thesandarac.com) before your arrival, or fill out, print, mail or put in registration box on property when you arrive.

Property Owner: \_\_\_\_\_

Owner Contact # \_\_\_\_\_ Unit # \_\_\_\_\_ Parking # \_\_\_\_\_

Term of lease: \_\_\_\_\_ Arrival Date: \_\_\_\_\_ Departure Date: \_\_\_\_\_

**TENANT INFORMATION**

By Rental of Adults & Children and/or per contract  
PLEASE BE ADVISED THAT WE DO NOT ALLOW PETS  
YOU WILL BE ASKED TO LEAVE. VIOLATORS WILL BE FINED \$100.00 PER DAY.

Name: \_\_\_\_\_ Name: \_\_\_\_\_  
Name: \_\_\_\_\_ Name: \_\_\_\_\_  
Name: \_\_\_\_\_ Name: \_\_\_\_\_

Tenant Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Contact Phone # \_\_\_\_\_ Cell Phone # \_\_\_\_\_

E-Mail: \_\_\_\_\_

Rental Agency (if any): \_\_\_\_\_ Phone: \_\_\_\_\_

Make of Vehicle: \_\_\_\_\_ Model: \_\_\_\_\_  
Color: \_\_\_\_\_ Plate Number (INCLUDE STATE): \_\_\_\_\_

Emergency Contact Information: Name: \_\_\_\_\_ Number: \_\_\_\_\_

### From the Social Committee

#### “Thirsty Thursday “ Traditions

So word on the street is, some of you don't know what a “Thirsty Thursday” is!!!! Well let me give you a little background info.

My mother, whom a few of you remember, bought here at Sandarac I in 1990. I have been fortunate to have had the opportunity to spend a good amount of time here over the years. Enjoying the beautiful weather, while it was snowing back home in New Jersey, I said! Making use of our incredible beach and pool. My son learned how to swim in this very pool 31 years ago.

My most treasured memories, however, were getting to know the “neighbors”. We'd chat by the pool or run into each other on the beach and get to know the people of the Sandarac family.

#### La Famiglia



I guess it's my Italian heritage, which puts a high value on food and eating, especially with family and friends, that always made “Thirsty Thursday's “such a fun part of visiting my mom. The “breaking of bread” with friends, and it doesn't hurt if you add a little alcohol into the mixture! So naturally, when I officially joined the “family,” I knew I wanted to keep this tradition alive, and, thanks to you, WE



HAVE! The social committee has had a great season, with weekly covered dish soirees, and catered affairs al fresco in the courtyard. We celebrated Valentine's Day together with our traditional Italian fare of lasagna Bolognese or Eggplant Parmesan. We had Spanish night with Senor Pepe's Paella accompanied by a homemade red or white sangria. We did an annual frozen Margarita party! With your generous support, the 50/50 Raffle raised nearly \$900 this season, which will be put to good use in the near future.

So what is it you ask? It's a way to meet your neighbors, break bread, have a cocktail, chat a bit. All are welcome - owners, renters. guests. Thanks to my committee “pumpkins” Jill O'Brien & Twilla Steele for their hard work. Thanks to those of you who stepped up and hosted, and thanks to all of you who came and supported!

Carol Barbieri