

Treetops AND Ocean Breeze

PRIVATE RESIDENCES



Spring/Summer 2010

ANNUAL MEETING

The Annual Meeting is scheduled for 10am Saturday, June 19, at St. Luke's on the corner of Cordillo and Pope. You'll receive formal notification in the mail soon. Even if you plan to attend, please return your proxy as soon as you receive it. That way, if for some reason you cannot be there, your vote will still speak for you. We also need them to make a quorum. Thank you for your prompt return of the proxy.

NIBBLE & NIP

Last year's get together was so successful, we've decided to continue the tradition. Meet some of your neighbors and IMC representatives at the big pool by the main entrance on June 18 at 6-8pm. It's a BYOB and an hors d'oeuvre pot luck. Ice and paper products will be supplied. Remember, no glass at the pool. Hope to see you there!

ELECTION

Two board seats are up for election: Merle Brown and Jeff Martyn. Each would like to continue to serve to our community. If you would like to run for one of their board seats, please submit your application, which will be in the annual meeting packet, to Bryan no later than May 14, or email bryan@imcresortservices.com

REGIME FEES

With the cost of everything rising, and skyrocketing delinquencies, it has been a tough year. The board has been meeting quite frequently and is scouring to find every legal avenue to collect from owners who are in arrears. Delinquents owe us more than a quarter million dollars! About a dozen owners are responsible for almost \$200,000 of that!! See for yourself in the next column. Imagine what we could do for the property if we were able to collect what is owed to the regime.

After eight years and much deliberation, sadly, we must raise regime fees. This has been a very difficult decision for the board. Regime fees will go up 10% starting in July. Some properties automatically raise their fees 2 or 3% annually, and if we had done that, your fees would be higher than 10%. For example, a large three bedroom that currently pays \$394 a month, would be paying \$462 if we had been raising the fees by 2% each year. By raising it 10% at one time, that same unit will pay \$433 a month. A portion of the increase is earmarked for the insurance budget.

INSURANCE SHORTFALL

Many thanks to IMC, especially Craig Fenstermaker, for their hard work negotiating the lowest possible insurance premiums. The shortfall assessment was lower this year thanks to IMC and the due diligence of your board.

BOARD MINUTES POSTED

The minutes of board meetings are posted on the web site as soon as they are approved by the board. You will experience a delay, because the minutes from a meeting today do not get approved until the next meeting. Visit www.imcresortservices.com, click Properties, then scroll to click Ocean Breeze or Treetops.

DELINQUENT? NO GUEST PARKING!

Due to the increase in owners who are delinquent, the board instituted several changes to the Rules & Regulations. Those who are delinquent will NOT be issued guest parking passes. Cars on the property without parking passes will be towed! Therefore, if you are delinquent and plan to rent your villa, especially this summer, tell your leasing agent that the renters cannot park on the property without the risk of being towed. Actually, this rule applies to ALL VEHICLES that are on the property without passes. Counterfeit passes incur \$500 fine and towing.

Parking is very limited (2 spots per villa) and it is monitored. Call IMC for guests parking passes for your short term visitors.

DELINQUENT NOTICES

The board authorized management to post DELINQUENT NOTICES AT A VISIBLE LOCATION NEAR THE ENTRY of any villa whose account is in collections with the regime's attorney. Removing a Delinquent Notice will incur a fine.

DELINQUENTS

This is a *partial* list of owners who owe the regime as of February 28:

24 OB	Jolley	\$ 7,962
4502 TT	Inman	\$ 9,522
4602 TT	Johnson	\$ 11,822
4803 TT	Chilliers	\$ 7,964
4902 TT	Patrick	\$ 9,189
4904 TT	Maleh	\$ 8,061
5004 TT	Hayes/Robirds	\$ 24,065
5301 TT	Harmon	\$ 10,957
5902 TT	Keenan	\$ 6,374
6304 TT	Resort Invest	\$ 9,560
7103 TT	Kollaros	\$ 9,290
7304 TT	Szymanski	\$ 9,607
7706 TT	Keenan	\$ 13,948
7801 TT	Chism	\$ 21,320
7804 TT	Kitty	\$ 30,236
7902 TT	Inman	\$ 9,899

These are just some of the heavy hitters. There are plenty others who owe more than \$1,000. Add to that all those who are just a month behind or who didn't pay their insurance shortfall assesment on time, and you can see what we're up against. The board has explored and is pursuing EVERY LEGAL avenue to collect. We are foreclosing on some units and have even impounded an owner's vehicle to secure payment. It worked! But as you can see, there is a lot more work to do.

PAYMENT OPTIONS

We've made it easy to pay regime and other fees online by e-check or credit card. IMC has a secure server link to StreetSmart, our bank that deals specifically with associations like ours. This will make it convenient for those who prefer to pay their bills online, and may make it easier for some owners stay off the delinquents roster.

OCCUPANCY

We have a 2 person per bedroom limit. If you use a rental agent, please advise them of our occupancy limit so you don't get fined. Owners are responsible for their agent and the behavior of their renters. If you see a unit that is over occupied, please contact Bryan.

RULES & REGULATIONS

Summer is here, and with it more people, so let's be courteous to our neighbors. Post the rules so your guests are aware of them. You have been given the covenants and they are being enforced to the fullest extent. This includes, but is not limited to, towing cars that are not properly decaded, fining owners for the illegal use of the common element, fining for incidents that involve the police, and for pet owners with poor habits. Fines can run up to \$500 plus damages!

PET FRIENDLY

Pet Friendly does NOT mean Poop or Noise Friendly. Please clean up after your pet and dispose of it properly. Guide your pet to do his or her business on areas that are not grass. Urine kills the grass. Help keep our common property pleasant for everyone to enjoy.

COMMON PROPERTY

Absolutely nothing is to be affixed to any common element. This includes, but is not limited to, roofs, siding, stucco, railings and landscaping. The porches, decks, etc., outside your unit are Common Property, therefore you cannot alter the exterior in any way. Our bylaws state that you cannot affix anything to any part of the exterior of the building. As of January 1, 2008, owners were notified that anything affixed to limited common or common property must be removed. Curtains inside your unit must have white or light cream color facing the outside. The stucco section cannot have outdoor HVAC systems.

NOISE

Treetops Ocean Breeze prohibits loud noise between 10 pm and 7am.

POOLS

Enjoy our pools between 9am and 9:30pm.

WATER ISSUES

Our water bill is enormous. Please check toilets and other appliances to make sure they are not leaking. Outside hoses are not to be used for washing vehicles. Fines will be levied if you wash your car or boat on the property. It will be cheaper to use a car wash than to pay the fine.

HOT WATER

One of the biggest causes of damage has been from older water heaters. Please **change your water heater every ten (10) years**. **Damage from a water heater is owner responsibility**. The damage is usually catastrophic and **DOES NOT fall under the regime's insurance**.

PLEASE check your water heater regularly, turn off the water to your villa when you are gone. Open faucets slowly when turning the water back on.

HO-6 INSURANCE

As long as we're on the subject of damage, make sure your HO-6 policy is up to date. Our Master Deed and Bylaws **require every owner to carry an HO-6 policy**. HO-6 policies cover the owner's personal property, betterments/upgrades, loss of use/loss of rent, etc. Most will also cover the regime's insurance deductibles that are billed to each affected owner in a loss situation. These can run \$5,000-\$10,000, and even higher in some cases. In the past, uninsured owners have been responsible out of pocket for claims that range from \$1,000 to \$50,000! Interior liability claims can go even higher, so please make sure you are protected. Several of our regime's largest delinquents are a direct result of not having an HO-6 policy in place at the time of an incident!

OWNER MAINTENANCE

Our humid environment is hard on wood and metal. Please report any common element maintenance issues to Bryan, and keep up with items that are your responsibility to maintain and replace. Call Bryan for **regulation paint colors** for your doors and railings. He may also be able to point you in the right direction to get new screens or find replacement glass for fogged windows.

Per our Master Deed and Bylaws the following items exclusively servicing and/or are integral to your villa, regardless if it they are interior or exterior, are considered the **responsibility of the owner to maintain and/or replace**:

1. Doors; including the frames, casings, hinges, handles and other fixtures that are part of the door.
2. Windows; glass, screens, frames, wells and casings.
3. All electrical and plumbing mechanisms that service your villa.
4. Any damage to common property, adjacent villas or villas beneath caused by the action or inaction within your villa.

Contact Bryan or Scott at IMC to make sure that you purchase the correct style and/or color for your maintenance projects.

POWER WASHING SCHEDULED

The stucco buildings and boardwalk will be power washed in May. Notices will be put door to door to alert you of the exact schedule. When it is time for your villa to get power washed, remove all plants and personal items from your patios and decks. Neither the regime nor the vendor are responsible for any damages for items you left outside.

SCREEN DOORS

If you wish to add a screen door to your villa, you must first submit plans for approval. Screen doors should have a gas shock closure and be painted to match the existing entrance doors.

GARBAGE PICK UP

Please put your trash bags inside the dumpsters, not on the ground around the dumpster or worse, outside your villa. Dumpsters are for household trash, not for large items like mattresses, furniture, building materials, etc. We have to pay extra for removal of large items.

SHERIFF'S REPORT

Use 911 for Emergencies Only. If you see anyone damaging the property, please call the Sheriff's Office at 785-3618. Ask the Sheriff for a written report and notify IMC of the date, type of incident, and the name of the responding officer. It is imperative that you contact IMC any time the police have been called to the property.

IMC EMERGENCY NUMBER

For Regime emergencies after regular business hours, call 843-785-4775 and listen for the Pager Number to call.

SPRING 2010 INTERIOR EXTERMINATION SCHEDULE

<u>34-103</u>	<u>3900-6100</u>	<u>1-33 &</u>	<u>7000-8000</u>
June 16,	June 17	<u>6200-6900</u>	May 20
		May 19	

IMC must have a working key to your villa. Pest control will NOT enter units with an unattended dog. Pets must be contained in a room. Leave a note indicating in which room your pet is contained.

To allow for a thorough treatment, remove loose items (clothes, shoes, pet dishes, toys, etc.) from the floor prior to service. Keep all garbage in tight fitting containers to avoid rodent infestation inside and out.