

MAY 2018

Beachplace News



The next Board of Directors Meeting,
date to be determined.

We wish everyone a Happy Summer!

Board of Directors

David Blanford
President

Carleton Godsey
Vice President

Terry Fiscus
Treasurer

John Marshall
Secretary

Michael Gold
Assistant Secretary

Paul Ahern
Director

Eric McCartney
Director

SEA TURTLE NESTING SEASON

May 1st - October 31st

A Few things to remember:

- Turn off balcony lights.
- Close drapes to windows facing beach
- Avoid using flashlights or flash photography while on the beach at night.
- **DO NOT disturb marked nests.**

****First turtle nest of the season at Beachplace was discovered by Mote Friday morning, April 27th.**

Contacting Us

Main Office

941-383-4076
941-383-2880
Fax: 941-387-0604
Hours: 8am - 4:30pm
Monday - Friday

Email:

office@beachplacelbk.com

Website:

www.beachplacelbk.com

Maintenance Department

941-383-5319
Hours: 8am - 4:30pm
Monday - Friday

Gatehouse

941-383-4701

DEPARTURE CHECK LIST

- Notify the Main Office of your departure date.
- If leaving your car, be sure the office has a key or knows where to locate one in your unit and it is in your assigned spot
- Turn OFF your water heater in the electrical distribution panel and make sure there is clear access.
- Turn the valves OFF at the water heater.
- Turn OFF both water valves to the washer and main water valve— open tub faucet in bathtub to drain lines.
- Prepare refrigerator. If you will be gone three months or less, set the dial to normal and leave door closed. For longer absences, turn the dial to OFF and prop the door open. Turn OFF the icemaker by raising the bar in the icemaker.
- Place balcony furniture inside your unit. If our staff has to put in patio furniture due to severe weather, we will bill you \$100.00.
- Close and lock the sliding glass doors. Check that all windows close tightly. Lower (close) shutters (Hurricane Season)
- Set the air conditioning thermostat between 78 and 80 degrees to prevent mildew. Change batteries in your programmable thermostat. Make sure air flow vent to A/C unit is free of clutter.
- Arrange to have the post office either hold or forward your mail.
- Check all faucets and lights (TURN THEM OFF)

Turn in your inspection program form— if you wish to join or continue unit inspections, please submit the form with your signature and start date to the office. The cost is \$20.00 per inspection.

FYI Maintenance also has an A/C Filter Program—every 2 months -Cost \$25.00 (Cost includes filter)

When using Damp Rid, we recommend placing it inside a 5 gallon bucket or if hanging, a 5 gallon bucket underneath to prevent spillage.

COMCAST

Important information about how to upgrade your service.

1. The letter that Comcast promised to have to you by today has been delayed. We just received a draft copy which needs to be revised before it is sent out. However, the below is the important information from the letter about how to upgrade your service. You have three options for setting up any changes.
 - a. You can visit the Comcast store at 5231 University Parkway on or after May 1st.
 - b. You can call Comcast at 800.934.6489 on or after May 1st.
 - c. Comcast representatives will be at Beachplace in the clubhouse on May 7th from noon to 4pm and again on May 9th from 11 am to 3 pm to discuss any changes you want done.
2. If you want Comcast to install any new equipment and test your cable, there is a special \$30 installation fee that Beachplace has negotiated. To receive the benefit of this special pricing, your installation must be done between May 1st and July 31st. Installations done after that will be at the regulation \$60 installation price.
3. If you plan to have Comcast do the installation and you will be in residence at Beachplace when they are scheduled to visit, you should notify the Beachplace Office of their visit and that you plan to be in your apartment to let them in.
4. If you plan to have Comcast do the installation during the summer but you won't be available to let the Comcast installer in to your apartment, Beachplace will have a Beachplace employee accompany the Comcast installer. In that event, please tell Comcast that Beachplace will schedule the installation and they will be your "agent" for the installation. It is very important that you notify the Beachplace Office that you want them to schedule your Comcast installation.
5. If you plan to have Comcast do the installation but you want to wait until you return for the season, you should still call Comcast to upgrade your services. Please be aware that the fee for the installation after July 31st will revert to the regular \$60 cost.
6. If you plan to upgrade any Comcast equipment yourself, you still need to call Comcast to upgrade your selection of equipment and services.
7. Many of our owners currently have a Comcast "bundle" of services. With the new agreement, there is little reason for any owners to continue purchasing a bundle from Comcast. If you have any questions about this, please feel free to contact Michael Gold for details (mgold@pitt.edu).
8. If you have or want Comcast phone service, please be aware that they have two levels of service. The \$20 version provides free calls to the US, Canada, Puerto Rico and several other US islands but does not provide voice mail and other optional services except with extra cost. The \$45 version provides more of the optional services as well as a wider range of countries you can call at no cost. There are a number of other options for phone service including, but not limited to, BasicTalk and Vonage.
9. You should be aware that the "Enjoy even more with XFINITY" section of the Comcast letter you will receive are all upgrades for which Comcast will charge you the full retail price.
10. Please remember, if you want a Beachplace employee to accompany the Comcast installer into your apartment, you must tell Comcast that Beachplace is your agent and they will do the scheduling. You must also notify Beachplace that you want them to be your agent and do the scheduling.

If you have any questions, please contact the Beachplace Office or Michael Gold (mgold@pitt.edu).

IMPORTANT NOTICES

PATIO FURNITURE

HURRICAN SEASON STARTS JUNE 1

Please remember to move patio furniture inside when leaving your unit for the summer. If Beachplace staff has to move it inside due to inclement weather, a \$100 fee will be charged.

PAVERS

Floor paver repair work will take place in buildings 8, 9, 10, & 11 beginning in May.

CONSTRUCTION / REMODELING

May 1st marks the beginning of the Construction/Remodeling.

1. Work is permitted, Monday - Friday 8– 4:30 and allowed to continue until November 30th. If you are planning to have work done, please notify the office of the contractor(s) that will be permitted to have access to your unit.
2. Your contractor **MUST** also stop by the office and submit a completed contractor's packet before any work begins.
3. You (the Owner) must submit a \$500 security deposit (check) to the office before construction work may begin.

WINDOWS & DOORS

For those owners who are replacing windows & doors this summer, proper paperwork must be submitted to the Beachplace office before your project can begin.

PLEASE FEEL FREE TO CONTACT THE OFFICE WITH ANY QUESTIONS YOU MAY HAVE ABOUT THE ABOVE NOTICES.



THE LOBBY ARTWORK

Photography By Ryan Gamma



Selected for the newly remodeled lobbies.



Volunteers for social events are needed for the 2019 season. If you are interested in helping with planning and executing seasonal functions, please contact the office.

There are always others willing to be helpers!!!

BIKE ROOM CLEAN OUT



Inoperable, rusted and untagged bicycles will be removed from the bike room. If you have a bike in good, working condition that DOES NOT have a Beachplace tag on it, please stop by the Main Office to pick one up.

Welcome New Beachplace Owners

Nicholas & Kelly Jo Ottenwess
of Pierson, Michigan
Purchased Unit 106 in Building 2 on 3/18/2018

Jeffrey & Chris McKee
of Longboat Key, Florida
Purchased Unit 104 in Building 1 on 3/19/2018

Herbert & Rochelle Bass
of Elkins Park, Pennsylvania
Purchased Unit 303 in Building 9 on 3/27/2018

David & Cynthia Force
of Columbus, Indian
Purchased Unit 105 in Building 4 on 3/30/2018

25 years of Service!!



At the April 12, 2018 meeting, the Board recognized Robert (Bob) Kolesa for his 25 years for employment as Operations Manager.

Bob comes from a back ground of Golf Course Grounds Management and our ground show it!!

Employee Anniversaries

APRIL

Robert Ruth / Custodian - 10 Years
Sarah Jackson / Security—1 year

MAY

Bob Kolesa / Maintenance Manager - 25 Years
Antonio Caraballo / Landscaper - 17 Years
Cesar Alvarado / Landscaper - 11 Years