

The Tower at Juno Beach

May 2017 Newsletter

Hello Fellow Tower Owners,

The new Board of Directors wants to introduce ourselves, update you on our goals for the upcoming year, as well as, share pertinent Tower information.

The 2017 Tower Board of Directors consists of Frank Fahy, Doris Cinotti, Mary Martin, Paul Kneeland and Mark Dubin. Frank and Doris are previous Board Members and Mary, Paul and Mark are new Members. We are excited to work together in making The Tower an even more amazing place to call home.

A penny for your thoughts!!!

The Board is representative of ALL owners, so it is vital that ALL owners are heard from. Please email the office at junobythesea@bellsouth.net and share your views on projects, upgrades, appearance, concerns, rules and regulations, etc. We will be compiling your input and using it as a guide.

Your monthly dues to stay unchanged in 2017.

The first order of business for the new Board was to create and approve our 2017-18 operating budget. We achieved this with no increase to the monthly maintenance dues. We allocated funds to achieve a few goals that were set for the upcoming year. These goals included an upgrade to our landscaping, the replacement of our common area lighting, door hardware and some additions to the pool area (bbq grill and a pergola or some type of shading structure).

Landscaping

As you can see from the pictures, the front of the Tower had a facelift and, what a difference.



We have also contracted with a new landscape company to take care of our property. We believe this new vendor will take a more proactive approach in keeping our property in a lush tropical condition.

Orchid hanging party further beautifies The Tower

Ten owners participated in the recent orchid hanging party. Check out the beautiful orchids in the trees next time you come home.



Pool Area

We now have a grill at the pool. We have provided a few cooking tools and a cleaning device but you can also bring your own tools. Please take the time to clean the grate, the tools and wipe off the exterior of the grill when you are finished. We are also exploring different types of shade shelters to provide a nice shady option for those enjoying the pool.

New lights and door hardware

We are moving forward with procuring samples of new lighting for our front doors and common areas as well as new door handles, deadbolts and door knockers. We are pursuing more contemporary style, which will be integrated with other future Tower improvements. We will send out pictures of these options to all owners and look forward to your feedback.

The Tower Website

We will be upgrading the Tower website (yes, we have a website) that is a one stop shop for all you Tower information and needs. We would like to create a website where you can input a work order, download work permit applications, access the board meeting minutes and find out when the next Tower happy hour is being held. What you would like the website to contain? Please send an email to junobythesea@bellsouth.net with suggestions for the website.

Future upgrades to our Tower

The following items are not part of our 2017-18 budget. Previous boards and committees spent quite a bit of time and effort in the planning phase and this board wishes to continue on this path. If we move forward with these improvements and they are approved by the owners, some type of special assessment or funding instrument will be needed.

Clubroom refurbishment

The Board would like to know if you would like us to continue to pursue the renovation and expansion of the clubroom. The past Boards and Committees worked on this project and have passed down excellent plans and proposals. We believe that with your affirmative feedback, we could finish the plans and move forward.

Garage area

The garage area is an area of the Tower which has been neglected. We are looking into new storage bins for all owners, fresh paint, energy efficient lighting, new plumbing pipes as well a more durable and aesthetically pleasing flooring.

Ongoing Tower programs and policies:

Recycling

Thank you for taking advantage of the recycling program. There are a few tips to make this an even better program. Please pass along to your family and any contractors that may be working in your condo.

1. Please do not put any plastic bags in the bins as our hauler does not recycle these. You can recycle the bags at Publix or better yet, make a point to bring a few tote bags with you when you food shop and simply don't use plastic bags.
2. Please break down all cardboard boxes. Large boxes can be brought down to the west end of the garage, broken down and placed in the large recycling bins. Large cardboard boxes that are thrown into the trash dumpster causes trash to overflow, which is like a dinner bell to "furry critters", that no one wants on our property.
3. Please do not use the dumpsters for unwanted furniture, construction materials, paint, computers etc. The Solid Waste Authority, located on Military Trail just north of Donald Ross, is a free depot that consciously recycles paint, all electronics, light bulbs, cleaners, batteries, etc.

Rental policy

Our Documents allow for the rental of your unit 1x per 365 day period with a minimum period of 90 days and a maximum of 365 days. Be aware of this point as some

again before the 365 day period is up. Also be aware that a common area deposit is required from the owner.

Renovating/contractors on site:

This season we saw many owners renovate their condos and with that came a few issues. We all share the common areas and one messy contractor can create issues for all residents.

1. Before any work begins, please stop by the office to determine if you need to have a work permit complete with the Tower. Items such as window and slider replacement require approval of the Board to verify that the new products meet the current architectural conformity of the building.
2. You are responsible for the conduct of any and all contractors. They should be made aware of permitted hours to work: Monday–Thursday 7:30–5:30, and Friday 7:30-1:30. No work on weekends. Contact the office if you have a need for alternative times for special approval.
3. Contractors should clean, prior to exiting the property, any hallways and common area that may be affected. Drywall dust is a common culprit as it tracks down the hallway, stairwell and elevator.

Parking

Make sure your guests have a guest pass placed on their windshields and that all vendors know to park in our west lot. No one wants one of those pesky yellow stickers on their car. Please avoid leaving a car in the front of the building for longer than 15 minutes.

Shopping/valet carts

Please be careful when moving the carts throughout the garage, especially when entering the elevator. The owner of the car in the parking spot in front of the elevator has had a few dings in her car and with a bit of care, we can help eliminate this problem.

Comcast

The bulk contract we have with Comcast provides for each unit owner to receive, at no additional cost:

1. 1 HD Receiver with the X1 platform and remote
2. 2 converters, which are small black boxes that allow the basic cable channels into 2 additional tvs.
3. The basic hd cable channel line-up.

If you are receiving a bill for any of these services, call Comcast at 1800-COMCAST and request a refund!