

SANDCASTLE SANSCRIPT

4445 S. Atlantic Ave #104

Ponce Inlet, FL 32127

Phone 386-761-1072 Fax 386-761-8384

Sandcastlecondo@cfl.rr.com

<http://daytonasandcastle.com>

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Sandcastle Happenings



Sandcastle Landscape Committee

Hello. Well as you can see from the pictures our landscape committee has been very busy working to improve the looks of the Sandcastle. The committee is the following unit owners, Louise Lauthain, Trish Bridewell and Hank Mueller. What a difference they have made to the first impression of the Sandcastle. They have been working very hard to make sure the plants are tolerant to the elements of living on the beach and the flower beds are consistent. It is wonderful having a nice variety with some color to look at. The committee has done a wonderful job of planning the layout of the types of plants. Our owners Madelaine Guercio and Roger Legg have also purchased several plants and improving the flowerbeds close to the south tower, along with Louise Lauthain, Trish Bridewell and Karen Burkhalter with the north tower. The Sandcastle will look like new when the committee is finished. A big THANK YOU for all of their time and work for a big project after all the construction. Between the two buildings they have decided to put sod on the east side with shrubs and rubber mulch on the west side with shrubs along the fence to help hide the pumps and lift station. They were looking for something that will not attract insects. The Sandcastle will be looking GREAT!

Sandcastle Information and Updates

We have been very busy doing our annual and bi-annual maintenance and inspections on equipment. We passed our state inspection for our elevators. We will be changing elevator companies after the first of the year as our contract will be complete with General Elevator. This will save a little money with the new company but feel after researching the new company that we will be very pleased with the service and not over charged for items not covered by the contract. The State of Florida has passed a law we must have 21" toe Guards on each of the cabs. They have 8" toe guards, but the law has changed this year. Our elevator company gave us a proposal for \$2500.00 for the 4 toe guards. After researching we found an elevator company that will charge us \$400.00 installed. Big difference. This is one of the reasons we are changing companies. Also I have managed to collect ALL monies due on ALL 5 foreclosures. With late fees.

We have had all of the kitchen and bathroom main drain stacks cleaned from the roof, along with the entire ground sewer lines cleaned out from the ground up. All main ac lines have been cleaned out and checked. The lift station has been cleaned out and working well so far. The plumbing company that inspects the lift station where the kitchen, bathroom and washers drain could not stress enough not to pour paint, grease, liquid fabric softener and powdered detergent where it could go into any drain as it just clumps up and will cause a blockage. This also makes it harder for the lift station to pump. I have changed our garbage and recycle pick up as we are not busy with guests and feel we do not need as many pick ups. Also will help save the Sandcastle some money. We will change back when we get busy.

John has been kept very busy. What a difference he has made. He did a great job on the tile at the entrance to both buildings for the cost of a box of tile. Look's great. He has completed the painting of the trash rooms and will be replacing

the hinges and knobs on the trash chute doors. John has replaced the thresholds, sweeps and hinges on the doors going out to the pools. He was able to fix our south irrigation pump and all the sprinklers so that everything is being watered now. John also replaced the metal strips on the elevator cabs with stainless screws as we were afraid someone may get cut on the rusted ones. All the lamp post out front have been repaired and painted. He will start on the lamp posts in the back soon. Also John replaced all the "In Case of Fire Use the Stairs" signs by the elevators as we had several missing, and he touched up where CPS painted around the signs. He is very good at looking for things that need repaired and preventative maintenance. Molly loves working with him as John is very willing to help her out and work as a team.

Molly has been busy cleaning every where. Every Tuesday she cleans all the walkways and stairwells as it is amazing all the dust and dirt that collects. She has been busy cleaning the social room floor, scrubbing on her hands and knees to give the tile a good cleaning while no one is here. Molly has been cleaning the light fixtures and trying to remove all the bugs and spider webs that keep gathering. It is a never ending job. She has also been fighting to keep the parking lot clean of all the dirt that gathers. She has been scrubbing it down and blowing it off. We are very fortunate to have such great workers here as it is really showing!

We have very few rentals for the next few months. It is the slow time of year. We are booked for March and July of 2012 which is good. We are working hard to increase our rentals. I have e mailed new rental contracts to the owners that do rent through the office. Please fill out, sign and return as soon as possible. Some of the rental units do need some attention. Without improvements it is harder to rent the unit. A unit with tired linens, appliances and furniture is not going to rent. Just walk through your unit and ask yourself would you use that? Then you know it needs replaced. Some of the pots and pans in the units have no finish left on them. Please check all items. You don't have to put the most expensive, just something that looks nice and works. Please make a point to check your unit and follow the inventory list when you come. I greatly appreciate all of your help.

New Owners

We have new owners of unit 803. Peter and Paul Rath. We would like to welcome them and hope they enjoy their new unit at our little piece of Paradise! Congratulations.

Office Hours

Please note the office will be closed on **Saturdays** and **Sundays**. The office hours remain the same 9 a.m. to 5 p.m. The office is closed every working day, from 12 p.m. to 1:30 p.m.

Turtle Season



Turtle Season is here again. No visible light is allowed to be seen from the beach per the County. The responsibility to make sure your unit is in compliance rests with the property owner. If it is a renter we make sure to give them paperwork that the county has given us and verbally let them know it is turtle season which means no balcony lights at all. Violators can be fined up to \$1,000.00 per day, \$5,000.00 per day for repeat violations or a one time fine not to exceed \$15,000.00. For further information you may call 386-238-4773 or visit www.volusiaseaturtle.org. Please inform your guests or family members that may be coming to stay in your unit. Turtle season ends October 31, 2011.

Web Site

Owners, please be sure to visit our web site. We post all events, minutes and the newsletter, along with other information. Please take a minute to check it out www.daytonasandcastle.com. We will be adding more pictures once the landscaping is further along.

Office Hours

Monday - Friday- 9 a.m. till 5 p.m.
Closed: 12:00 p.m. till 1:30 p.m. Daily
Closed Saturday & Sunday

Open the first and last day of every month when they fall on a weekend pending check-ins.

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