

Midnight Cove Association, Inc.

NEWSLETTER



6302 Midnight Cove Road, Siesta Key, Florida 34242

Association Office (941) 349-1835 Rental Office (941) 349-3004

*****Emergency After Hours & Security (941) 349-3770*****

Please make note of this phone number.

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Fourth Quarter
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! MARK YOUR CALENDARS !

The next three meetings of the 2016 Association Board of Directors' are:

January 18, 2016

February 15, 2016

March 21, 2016

(All Association Board meetings take place in the Community Clubhouse unless notified otherwise, and are generally scheduled for the third Monday of the month at 5 p.m.)

2016 Board Members

Daniel 'Rooney' Mereness	President
Denny Miller,	Vice-President
Dave Magee,	Treasurer
Nancy Cornett,	Secretary

George Benson
Gary Master
Andy Mignery
Cheryl Miller
Wayne Shaver

Directors at Large

It is with a sad heart that we report the passing of Mary Ellen Burns (wife of Mark Burns). Mary Ellen passed on December 8. She had been ill for quite some time. This is link to the site on which your condolences can be recorded. The following link can be used to write on her obituary page your condolences.

<http://www.legacy.com/obituaries/chicagotribune/obituary.aspx?n=mary-ellen-burns&pid=176851452&fhid=2156>

!! IMPORTANT INFORMATION !!

ENTRY GATE CODE:

Remember!! The PRESENT entry gate code is: 'key symbol' 000753'. This code became effective Saturday, June 20, 2015.

The above code will allow entry to both sides of the property. Gate remote controls and gate scanner tags '**will not**' be effected with an Entry Gate Code change. If you have an older 'fob' (scanner tag) it may have to be reprogrammed if it does not open the gate(s).

Gate remotes are available at \$52 each (price increase from \$41). Please contact Cheryl Healy, Association Administrator, or Christopher Jones, our Association Maintenance Superintendent, if interested.

Beach Gate Codes have not changed. Emails went out to all Owners in mid-February, 2015. If you do not have a record of the beach gate codes, please call Cheryl Healy at 941-228-8210.

!!NEW INSURANCE INFORMATION – SEE INSURANCE SECTION!!

Message from the Association Board President

We have just concluded a very busy year at Midnight Cove. We are now looking forward to 2016 and the improvement projects that we anticipate. I am very pleased as to how we handled the many projects that were accomplished in 2015 and the associated costs of those projects. In addition, we changed insurance brokers to lower our costs of property insurance. The combination of these efforts saved us approximately \$40,000 which we were able to use at year-end to accomplish additional projects that were pending but unfunded.

The property is looking good and we will continue to upgrade landscaping and lighting and continue to keep it attractive. In addition, we will address drainage issues on the Bayside of the property. The Cove property is approximately 40 years old and Mother Nature is taking its toll on the underground pipes. Pipes are rusting and deteriorating to such an extent that they are collapsing and blocking the flow of water. Some of these replacements will require digging the pipe out of the ground to replace them and will create a temporary inconvenience that cannot be helped. We hope you understand and we will try to minimize the interruption as these repairs take place.

Our staff continues to look for ways to reduce costs and provide the most effective use of your fees. I appreciate their efforts and hard work as they continue to manage your money wisely. I feel that Midnight Cove is in the good hands of a very dedicated staff that love this property and treat it like their own.

We are blessed and we look forward to 2016 and what we will accomplish.

Happy New Year!

Respectfully,

D. Rooney Mereness, President

Midnight Cove Association, Inc.

BUILDINGS AND GROUNDS

This year has been another big year for projects at Midnight Cove. We have completed the facades and concrete repairs for the entire property. This has been very important to our exterior, long-term maintenance. The concrete repairs have sealed many areas of water intrusion which will save us money and insure our buildings' integrity. The entire multi-year project was approximately \$755,000. That was completed without a special assessment or an increase in maintenance fees. Many other smaller but important projects were completed during the year. A complete list was presented at the Owners' meeting in November.

Next year will again be a busy time. We will be completing our stairway project involving building #7. We will be glad to complete this multi-year effort. The building exteriors will not be painted in 2016 since we are considering updating to more current colors. We will be working with a color-designer to bring us some new choices. When this happens, we will display these choices in the Clubhouse and give Owners a chance to vote on their picks.

There are many exciting things happening on our property. I want to once again thank the Owners for their support. Improvements can be seen everywhere!

Respectfully,

Denny Miller, Chairperson

Buildings and Grounds

Buildings and Grounds Committee Members:

Denny Miller, Chairperson
Nancy Cornett
Gary Master
Rooney Mereness
Andy Mignery
Frank Strutt

Chris' Cove Care

I love the Cove as my second home, and care for it in that respect, which brings me to repeat helpful hints for Cove Owners:

- Water usage is a big expense for both the Cove and its Owners. Please keep an 'ear' out for any running water in toilets and any leaking faucets.
- Please check those washer hoses periodically for deterioration.
- Most importantly, please have someone check your unit when you will not be in residence for an extended length of time.
- Keep in mind that water heaters eight (8) years and older should be looked at carefully for rust and deterioration. Water heaters can develop rusted seams in back and give out at any time – and it's normally when you are not home. We had one give out at seven (7) years. It is also a good idea to turn off your water when you are going to be gone for any period of time and flip to 'OFF' on your hot water breaker.
- When replacing water heaters, it is important that you have a licensed and insured contractor do the installation.
- Dryer vents should be checked, at least yearly. Dryer vents that are packed with lint are a fire hazard.
- Unit renovations must be submitted on a Unit Modification Form to the Board of Directors for their approval. The Unit Modification Form is available from Cheryl Healy or Chris Jones.
- Please be aware of any rusting on your slider tracks. This could allow water to seep into the unit and damage the concrete floor from inside the slab. Next visit, check your sliders. Give me a call; I can help you determine if an issue exists.
- Your Contractor(s), when doing work in your unit, MUST check in each day they are on Midnight Cove property.
- ***Please use Florida licensed and insured contractors when possible.***
- When changing your unit door lock, please provide a key to Maintenance.
- Place your unit's fire extinguisher under the kitchen sink.
- Lastly, please be mindful of picking up after your pet(s).

Thank you,

Christopher Jones,

Maintenance Superintendent

Midnight Cove Association

Maintenance Staff:

Chris Jones
Bill Tyna
Mike Whiting
Jeff Yoder

MIDNIGHT COVE REALTY, INC.

It is almost time to say goodbye to a record-breaking year, and when I say record-breaking year, this represents not only rental income and occupancy, but also the contributions that Realty made to the Association for projects on the property. In addition, the amount we were able to give back to Realty Owners was more than ever before...including implementing the new towel program and being able to pay for the annual, contracted deep clean of the rental units. We are now up to 86 units in the rental program - thank you to all Owners who rent through our office, you are the reason we are able to contribute as much as we do!

One bit of sad news - our rental agent, Terri Zabel, has moved on and she has taken a position in the restaurant industry closer to her home in Venice. We miss seeing Terri every day, but we are very happy for her and we wish her the best with this new adventure. As we all know, when one door closes another one opens and I am pleased to say we have found a replacement for that position. Crystal Houghton will now be sitting at the front desk with Jimmy. Please stop in to see her and say hello when you have time. We are very excited to have Crystal on our team and we look forward to helping her learn the ropes here at the Cove.

2016 is already shaping up to be very successful...we are almost completely booked for the Spring and our Summer is filling up quickly. We are very excited to see what is in store for us next year and we look forward to the challenge of beating our record-breaking year.

Wishing you a very Merry Christmas and a Happy and Healthy New Year from all of us at Midnight Cove Realty!

Please note the following dates for 2016 Realty meetings;

Realty Annual Meeting - Monday, January 25th, 5 pm
Real Estate Board Meeting - Monday, April 25th, 5 pm
Real Estate Board Meeting - Monday, August 29th, 5 pm

Respectfully,

Alana Tomasso

Realty General Manager

Real Estate Board Members:

George Benson	- President
Owen Stiegelmeier	- Vice President
Dave Magee	- Treasurer
Tom Ward	- Secretary
Debra Boyce	- Director
Andy Mignery	- Director
John Rotche	- Director

A note to all Owners, even if you do not participate in the Midnight Cove Rental Program: please furnish the office with a list of your future renters and guests prior to their arrival. This provides advance notice to the office, beach monitors and security of those individuals on Cove property. Also provide them with a key to any newly installed unit door lock.

Units Update:

Bayside: Unit 724 @ \$639,900 (active), Unit 830 @ \$379,000 (Temporary off Market)
Unit 913 @ \$575,000 (under contract), Unit 721 sold @ \$525,000
Unit 510 sold @ \$379,000
Gulf Side: Unit 323 @ \$899,000 (Ready to close)

ASSOCIATION

If you have a **NAME change** to your condominium ownership due to a sale, **death of one owner**, or **transfer of ownership**, the Association's property management company, Progressive Community Management (PCM), must have a copy of the Death Certificate or Warranty Deed on file before they can legally update the NAME of an owner in their database.

You can mail, e-mail, or fax a copy of the Death Certificate or Warranty Deed to the Association Office. We will forward the copy to our management company, Progressive Community Management.

Midnight Cove Association, Inc.
Association Office
6302 Midnight Cove Road
Sarasota, FL. 34242
Fax: 941-349-4398, Email: Midnightcoveassoc@gmail.com

And, please, inform the Association Office if you change your mailing address. The Association Office and Midnight Cove Rental Office work together with Progressive Community Management to update Owner profiles.

Also very important, if you change your unit door lock, please give a key to Cheryl Healy for Maintenance' use in emergency situations.

**** Midnight Cove performs a smoke alarm and fire extinguisher test each year. Please place your unit's fire extinguisher under your kitchen sink if possible. If this is not possible, please place a note there as to where to find the extinguisher so that it can be tested.**

Thank you.

Cheryl Healy,

Association Administrator

INSURANCE

The Association's master insurance policy insures the buildings and common elements. This includes flood and wind damage to the building structures.

- **Condo Owner is Responsible for Homeowner's Insurance** - All Unit Owners need to carry HO6 Insurance (Homeowners) including Liability Insurance. The coverage should include the individual unit's floor coverings, wall coverings, built-in cabinets, furniture and fixtures, water heaters, appliances and all other personal property within the unit. Also, if in the Rental Program, please contact Kelly Holihan, our Rental Manager, to review your Owner's Rental Agreement for the insurance information contained therein. You or your insurance agent can request a Flood Policy Declaration, Wind Mitigation Verification Certificate or a Building Elevation Certificate for your unit's building. It may reduce your policy cost. Please contact Cheryl in the Association Office at 941-349-1835.
- **Water Damages Within a Unit** - Owners are obligated to maintain their condo unit in a manner that does not cause or contribute to damages to other portions of the condominium property.
- **Be aware of your insurance provider's position on water damage in a unit vacant for more than 30 consecutive days.** Please read your policy and contact your insurance agent if you have questions regarding your coverage.
- If you are leaving your condo unoccupied for any length of time, it is advisable that you turn off the main water supply and the breaker to your water heater. Please have someone periodically inspect the unit to determine whether any mold, moisture, water leaks or damage has occurred and notify the Association immediately.
- Flood Busters play an important part in the early detection of water leaks/intrusion. They are not expensive (approx. \$24 each) and have the potential to prevent very costly repairs. If you do not already use them in your unit(s). Please consider purchasing. Owners, who do use these alarms, please be sure to check the batteries. Call Chris Jones or Cheryl Healy (cell - 941-228-8210) for more information.

Midnight Cove Association, Inc. has changed its master policy agency. Advanced Insurance Underwriters no longer represents the Cove with its Master Policies. We are now with Brown & Brown.

Brown and Brown have provided a web-site venue to secure any certificates that you may need for your lender or for your records. That information follows:



Retrieving Condominium Certificates of Insurance

To better serve our condominium clients and their unit owners, you can now obtain condominium certificates of insurance by using the following websites:

www.bbsarasota.com

Condominium Associations / CSR-24 is located in box on right side of page.

User ID: Condo Password: Cert

On-Line instructions are available on web-site. Any questions or concerns, please contact our office Monday-Friday 8:00-5:00 at 941-893-2263.

www.eoidirect.com

First-time user (unit owner), follow the links to register so you can log in to your account as an "Existing User". Once you have logged into your account, click on "Evidence of Insurance" to search and access the association policy information you are seeking.

A renewal certificate is free of charge for the unit owner. There is a fee charged only when information is necessary for a new loan, a refinance of an existing loan, or when a lender goes on line to request the certificate.

Customer service available toll-free from 9:00 am-8:00 pm (Eastern Time), Monday-Friday at 877-456-3643.

The above two websites are designed to give you **immediate** access to the certificate information. If you do not have computer access, please contact our office in order to obtain the information at 941-893-2200 and ask for a member of the condominium unit to assist you. Certificate turnaround issued through our office will be approximately 48 hours (2 business days).

Website

Our new website is up and running. To view Approved Board Meeting Minutes, Financial Statements, 2014 Budget, 2014 Board of Directors, the Board meeting dates and the Newsletter on this new website, please go to: www.midnightcove.com. On the Home Page there are two log-in spaces: 'Owner's log in' and 'Rental Owners log in'. If you require the user and password specific to accessing the Association news or Rental info, or if you are experiencing difficulty accessing the web info, please call Cheryl Healy at 1-941-349-1835 or Alana Tomasso at 1-941-349-3004.

Hard copies of any Association news will be mailed to those unit owners who do not have an e-mail or computer access. Please notify Cheryl Healy if you will need a hard copy of any of the aforementioned items.

SOCIAL

Tina's Talk Corner

Don't forget the up-and-coming Staff Appreciation Luncheon. We are accepting donations from our Cove Owners towards this luncheon and a nice gift for each of our staff members who do an amazing job for us all year long. Please direct your donations to Cheryl Healy at Midnight Cove Association.

I am still campaigning for a "Bocce Court" and also a game day/night which would be fun and provide a great way to meet our fellow residents and guests. I would love to hear from Owners.

Alana Tomasso, General Manager for Realty, has organized a few beach activities for our guests during the busy season; such as beach bocce ball and a toss-the-sack game of skill for all ages.

Thank you,

Tina Zabinski, Unit 520

Staff Birthdays!

Alana Tomasso (GM-Realty)	December 28
Claudia Cardoza (Head of Housekeeping)	January 23
Jeff Yoder (Weekend Maintenance)	March 11
Chris Jones (Maintenance Superintendent)	March 24
Kelly Holihan (Operations Manager)	March 30

:csh, 12/28/2015