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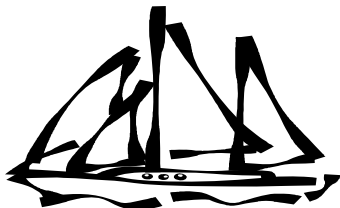
ANCHOR

Madeira Beach Yacht Club, 210 Medallion Blvd., Madeira Beach, FL 33708

April, 2008

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*MOVING FORWARD IN 2008*



**BOARD OF DIRECTORS 2008**

- Teresa Dickman, President
- Tess Orlando, Vice President
- Betty Smith, Secretary/Treasurer
- Jim Bince, Director
- Louise Kaczmariski, Director

Congratulations to the new Board. The new Board is enthusiastic about getting down to work.

Betty Smith headed up the Management Committee that looked at how to better serve the community as a whole, through our management. After the recommendation of the committee, the board voted to return to an on site manager. The change will take place, hopefully, June 1, 2008.

Jim Bince immediately went to work on the possibility of getting solar panels to heat the pools. Because of the rising cost of propane, it is currently costing an average of \$850 a week when the pools are heated.

Louise Kaczmariski and Betty Smith will be working on the rules committee. The Board would like to thank Liz Robb for all the hard work put into getting this committee off to a great start and on the right path to get the job complete. The committee will be working on condensing the rules and regulations. There are also going to be some changes to the rules. The goal is to have the board decide on the rule changes by fall.

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**OFFICE**

*By: Rita D'Achiardi*

Good news for the New Year is that the seawall has been completed a month ahead of schedule. The new finger piers and community docks were done before the end of January. The next step is to get the landscaping back to where it all looks great.

The upcoming year should be bringing us some new looks with new mulch and stones to improve the landscaping. Maintenance has started the new building signs and numbers, which will improve the overall appearance.

**BOARD AMBITIONS**

*By: Teresa Dickman*

The board has a number of goals and ambitions for the coming year. We will be looking at all areas to determine if we can reduce our expenses and at the same time improve the overall conditions of the complex. We are trying to "think outside the box" and find ways to accomplish these goals. All ideas and suggestions from owners are welcome and encouraged. Also, the return of an on- site manager should expedite requests, complaint responses, and give everyone a better chance to have their voices heard.

**E-mail addresses for the Board of Directors**

- Teresa Dickman: [tere0904@yahoo.com](mailto:tere0904@yahoo.com)
- Tess Orlando: [eorlando1@tampabay.rr.com](mailto:eorlando1@tampabay.rr.com)
- Betty Smith: [Jacksm62@aol.com](mailto:Jacksm62@aol.com)
- Jim Bince: [circa1@hotmail.com](mailto:circa1@hotmail.com)
- Louise Kaczmariski: [kazmax@netzero.net](mailto:kazmax@netzero.net)

## AUTO STICKERS

The new stickers for your vehicles are maroon in color. If you do not have one, please stop by the office and pick one up. The deadline was January 15<sup>th</sup>. Tickets have and will continue to be issued by the guard if your sticker is outdated. We are aware that some of you are not here and cannot stop by the office. If your car is here and you are unable to pick up the sticker, but have someone here that would be willing to pick up the sticker and put it on your car we will be happy to accommodate them.

If you are out of town with your car and if we have the correct vehicle on file you can call the office and we will mail you the sticker.

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## RENTALS

This past season we had complaints on rental units. Owners need to pay strict attention to the rules when renting. The board will be discussing changes to short term tenant parking and other rental policies. Every owner should have a copy of the rules and regulations, in their unit, so renters know what is expected. **Owner's remember:** if you rent your unit, your vehicle is not allowed to stay on property while your unit is rented. You give up that right when you rent your unit. Everyone needs to be considerate during the busy season when it comes to parking. If you leave your vehicle on property year round and you do not rent your unit, please leave your vehicle parked in areas that are less populated so people staying here will have a place to park without inconvenience.

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## A/C UNITS NEED ID

Recently we have experienced some problems with a/c units. When maintenance was called to check on a problem they are not familiar with what a/c unit belongs to which unit. We are asking owners if they would mind marking which a/c unit belongs to that individual. There have been mistakes in the past where whole a/c units were changed out that belong to a totally different owner. It is important for us, you and any contractor, if the units are marked so there will not be any doubt the right a/c unit is being worked on. If you cannot find a way of marking the unit itself,

then perhaps you could put your unit number on the disconnect box.

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## BIKE ROOMS

January is the month to renew your bicycle stickers. If you have a bicycle any where on the property you need the new stickers for 2008 – 2009 on your bike. The sticker needs to be placed where it can be easily seen. Residents with bikes in the bike rooms need to be sure and stop at the office and pay the yearly dues in order to stay in the bike rooms. A recent study of the bike room shows that several owners have not paid for there space in a couple of years. You will be getting a letter of notification to update your registration. If not in compliance within a reasonable amount of time, your bike will be removed from the bike room.

If you are a resident/owner that has a bike in the bike room, please inform the office if you no longer need that space. We have owners that have been on a waiting list for several years. Keep in mind that all bicycles have to be road worthy to remain on property. A recent inspection of the property and bike rooms showed that numerous bikes did not have up to date stickers. Owners will be notified of deficiencies and expected to comply. **Warning:** Do not be surprised if your bike is removed at some point in the near future and your space is given to someone on the waiting list.

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## WATER SHUT OFFS

If the Association has the water shut off for any reason to your building it is important that when you turn the water back on, you open the valve to the cold water in the tub. This will flush the water line the best. There may be some mud or sand in the lines that have been repaired. If you open the hot water valve all of that debris ends up in the bottom of your hot water heater.

The same thing applies if your unit has been unoccupied for any period of time. There could have been repairs done to line, and there is the chance of debris. So play it safe and always open the valve to the cold water first and run it in the tub.

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**WEBSITE**

More and more people are logging onto our website according to our website Guru. Last year we had an average of 277 visits per month. This is very encouraging and gives us a good insight of the importance to continue to have the website. If you would like to visit the website you can set your browser to: <http://mbyca.info>. If you have any problems getting to this site you can e-mail the office at [mbycc.mbycc@verizon.net](mailto:mbycc.mbycc@verizon.net). We had some feedback from owners that live in Canada, that they are having difficulties. Others that have problems have the computers set up so they do not allow pop-ups. If you are experiencing these problems then try resetting your computer to allow temporary pop-ups.

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**LOCAL BUSINESS TAX**

THIS NOTICE WAS SENT TO US BY THE CITY OF MADEIRA BEACH IN REGARDS TO OWNERS THAT RENT THEIR UNITS.

**(PLEASE READ CAREFULLY)**

In reference to Business Taxes on Condo's that are available for rent, the tax amount is \$8.82 per unit per year. Any condo owner that offers their unit for rent MUST obtained a Business Tax Receipt (formerly known as Occupational License) from the City of Madeira Beach. They can come to me for that.

Madeira Beach City Code of Ordinance, Article II, Local Business Tax (formerly Occupational License), Section 62-32:

“The city does hereby levy a Business Tax for the privilege of engaging in or maintaining any business, profession or occupation within its jurisdictional boundaries”.

IRENE M. GACCEK  
MADEIRA BEACH FIRE INSPECTOR  
300 MUNICIPAL DRIVE  
MADEIRA BEACH, FL 33708  
PHONE: 727-391-3400 EXT. 250  
FAX: 272-399-9238

Another reminder along these same lines: if you rent your unit (for less than 6 months at a time), you are required by law to collect and report sales tax. Currently the rate is 12%.

**New seawall**

**FILING COMPLAINTS**

When filing complaints or concerns to the office or a director, please be advised that the Board of Directors would like it in writing. We can then give you a response to the concern. If there are duplicated items, we know going forward how the board has responded previously.

When filing a complaint, you may e-mail, fax, regular mail or drop it off at the office.

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**WELCOME NEW OWNERS**

Gary & Jeanne Wallace, 169 H Medallion Blvd., from Pembroke Pines, FL

Douglas Fuller, 247 E Rex Place, from St. Petersburg, FL.

Jerry Showalter, 301 B Medallion Blvd., from Wesley Chapel, FL.

Jonathan Lowe & Tina Dignum, 337 G Rex Place, from UK

James & Teresa Dickman, 267 B Rex Place, from Redington Shores, FL

Mr. Kenneth Walder, 329 C Medallion Blvd. From Greentown, PA.

Stephen & Lois Petrone, 230 F Medallion Blvd., from Millbrook, NY

Michael Johnsen, 259 B Medallion Blvd., from Ponte Vedra Beach, FL

Linda Johnson & Tara Vanzuuk, 315 A Medallion Blvd., from Fort Lee, NJ

Eugene & Mary Barrins, 259 F Medallion Blvd., from Elmhurst, NY.

*If I have left out or forgotten any one on the list, please be sure to let me know, so I can include them in the next newsletter.*

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**OUR DEEPEST SYMPATHY**

**Barbara Clark  
323 A**

Barbara died December 21, 2007 after battling cancer. She and Dick Clark were very active in volunteer work at the Yacht Club. Services were held in St. Petersburg on December 27, 2007. Our thoughts and prayers go out to Dick and the family. I will especially miss Barbara. She was my proofreader for the minutes and newsletters. So if you see a lot of mistakes in this newsletter, it was because she was not here to correct them. With Love, Rita



**Elaine Ledergerber**

**273 D**

Elaine passed away on December 4, 2007 after a lengthy battle with cancer. She was in her hometown of St. Louis at the time of her death. Elaine did a lot of volunteer work for the VFW. Her long time friend, Alice Garcia, stayed in St. Louis to be near her during her hospitalization. Our sympathy goes out to Elaine's family and to Alice on the loss of her best friend.



**Frank Pennington**

**260 C**

Frank passed away of a heart attach on October 8, 2007. He was looking forward to moving to Florida in 2008. Our thoughts and prayers go out to Arlena and the family.

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**OWNER'S E-MAIL ADDRESSES**

With all the modern technologies of today the office relies on e-mail a lot. It is cheaper for the owner and for the office to communicate in this way, especially if you live in Canada or Europe. If you would prefer to be notified by e-mail rather than a phone call, please e-mail the office and make sure we have your address on file. Keep in mind, if it is an emergency, or if we do not get a response in a timely fashion, we will still call you directly. We already have several on file and we communicate well with those owners that way. If you do e-mail the office, be sure and leave a subject such as your unit number. The office will not open mail if we are not aware of who is sending it because of viruses. The e-mail address to the office is [mbycc.mbycc@verizon.net](mailto:mbycc.mbycc@verizon.net) We look forward in hearing from you.

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**INSURANCE/SEWAGE BACK-UP**

When taking out insurance on your unit, be sure to check with the agent about sewer backup coverage. I was informed by the Association Insurance Agent that a rider will be needed if there is a back up in your unit and you expect to file a claim with your insurance company. The average cost for the rider would be \$20-40, but check with your own agent for actual cost and coverage amounts.

**New Community Fishing Pier**