

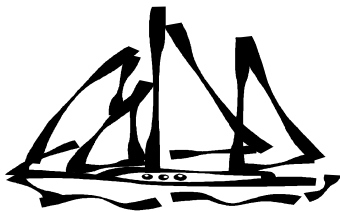
THE ANCHOR



Madeira Beach Yacht Club, 210 Medallion Blvd., Madeira Beach, FL 33708
E-mail: mbycc.mbycc@verizon.net

November, 2008

MORE CHANGES FOR MBYCC IN 2008



PRESIDENT'S CORNER

By: Jim Birce

We are now 5 months into on-site management, and I have no doubt you are now seeing improvements, one of which is the appearance of our surroundings and more importantly everyone's outlook. We were also able to reduce the maintenance fees for the 2009 budget, which has been a first here. We would like to welcome our new manager, Tom Petty. He has brought his enthusiasm and experience to our complex and is helping us improve and better our surroundings. I would also like to thank this board for being real team players and giving their 100% for the betterment of the Yacht Club. It's exciting to see all their ideas actually happening. I always look forward to each Board member's opinion on the many decisions we have to make. And last but not least, thank you to all of you for supporting us!

MANAGER'S CORNER

By: Tom Petty

Hello to Everyone. My name is Tom Petty. I am your new on-site manager, and excited to be working with you all.

As our season begins, I'm looking forward to meeting many of you and hearing your input. It is my intention to perform daily walk-thrus, so keep an eye out for me, and say "Hi", or feel free to stop in the office.

I believe Madeira Beach Yacht Club is a beautiful property that deserves all the attention we can give it. Going forward, our Board of Directors is working hard to maintain the standards and make the improvements that all the

residents will benefit from, and I will be working equally hard to execute on those plans and help to see them come to fruition.

I have always believed that much can be accomplished with open lines of communication, and so besides my newsletter report, I plan to make regular management postings in the mailroom. Look for them and feel free to comment.

Thank you all for the warm welcome I have received, and thanks also for this opportunity to work with you to continue to keep MBYC the great beach community that it is.

Sincerely,

OFFICE

By: Rita D'Achiardi

Lots of changes since the last newsletter. Jim Juneau left as the new property manager. We now have Tom Petty, the newer manager, who has done a wonderful job so far. Things are starting to look better in just a few short weeks. I look forward to working with him. Welcome aboard, Tom!

There have been changes to the office. A new counter has been installed at the main entrance. My desk has been moved forward to work with guests as they come into the office. The manager's desk has been put downstairs where my desk used to be. The side entrance off of Rex is for deliveries only and the door leading to the billiard room has been closed to employees only.

The sunroom is close to getting finished after some delay. Volunteers gathered the lights from the sunroom, did a major overhaul on them and they look brand new. Thanks Jerry & Claire! New fans are being installed to improve the overall look of the sunroom.

The Board is working hard to make sure everything runs smoothly and have been willing to take on new challenges to make these changes. I have been impressed by the amount of hours put into every project by the Board.

With the help of Hazel Marquis, our financials have finally gotten up to speed. It took her several weeks of working on the accounts to get them in the right place once we switched over from Rampart to an onsite manager. During the process, the office did not send out letters for late notices. In November we started back to getting them out. We still have a few bugs to work out, so if anyone received a late notice by mistake, please give us a call and work with us on getting it straightened out. Some payments are still getting mailed to Rampart and they are forwarding them to this office. Please mail any future payments directly to the bank or the Madeira Beach Yacht Club office at 210 Medallion Blvd., Madeira Beach, FL 33708.

I'm not quite sure where 2008 went, but it seems it is almost at an end. The holiday season is upon us again. The staff and I would like to take this time to wish everyone the best for the Holiday Season and look forward to a productive New Year.

CHANGE IN BOARD OF DIRECTORS

In September Teresa Dickman resigned from the Board of Directors. The following month the Board appointed a new Director and elected a new president. The following are changes to the Board of Directors.

- Jim Bince, President: circal@hotmail.com
- Tess Orlando, V. P.: eorlando1@tampabay.rr.com
- Betty Smith, Secretary/Treasurer: Jacksm62@aol.com
- Barbara Mazeika, Director: bmazeika55@yahoo.com
- Louise Kaczmariski, Director: : kazmax@netzero.net

Congratulations to Barbara Mazeika as a new Director to the Board. She fit right in and got down to work. She was already on the Rules & Regulations Committee, but has taken on several tasks since joining the Board.

AUTO STICKERS

The new blue stickers for the next two years will be available beginning the middle of December. The maroon ones will expire January 1, 2009. After that date any vehicles on Madeira Beach property will be given reminders to come to the office and get new stickers.

CHANGING OF THE GUARD

As of November 30th we will no longer have the regular gate access service with Allegiance.

Our own staff will be covering the duties of the Allegiance Security Group (our former gate access company). They will be doing rounds to check for illegally parked vehicles, checking for visible property concerns, checking waterside, and assisting MBYCC residents as applicable. Our staff will have a cell phone on their person

that anyone can call in an emergency. This number has been prominently posted. We will still have in place our current gate access system, our directory system to assist guests, and our surveillance camera system. By going to in-house duties for this service we are saving a great deal of money and this is one of the reasons we are able to have lower maintenance fees in 2009.

GATE ACCESS

Since we will no longer have the regular gate service, it will be mainly up to the unit owners to see that any quests/tenants gain access to their units. We have publicized how to let someone in over the years, but since people have depended upon the gate access service instead of doing it themselves and since we have new owners, we feel we need to print it again.

You will still be able call the maintenance and/or the office cell phone during the time they are on duty by pushing 33# for maintenance or 3# for the office.

One of the biggest problems over the years with the gate system is the pound (#) sign. This has to be pushed first when dialing a unit. The # sign serves as the dial tone. If it is not pushed first the system will not work. **THE GATE CANNOT BE OPENED FROM YOUR UNIT IF THE PERSON AT THE GATE IS CALLING YOU FROM A CELL PHONE.** The system is as following:

- | | | | |
|-------|-------|-------|-------|
| A = 1 | B = 2 | C = 3 | D = 4 |
| E = 5 | F = 6 | G = 7 | H = 8 |
| I = 9 | J = 0 | | |

This system is for the unit itself. (Example: unit 121E would be punched in as #1215).

If phone numbers in the office are not up to date the system will not work. So if you have changed your number to your unit, please inform the office of that change.

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 2009 – 2010 on your bike. The sticker needs to be placed where it can be easily seen.

If you are a resident/owner who 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 show that numerous bikes do not have up to date stickers. Owners will be notified of deficiencies and expected to comply. **Warning:** If the office does not get any response to notices, 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.

Additionally, the Rules & Regulation committee will be presenting to the Board an increase in the storage

fees for the bike rooms. Please do not register your bike early due to the fact there may be changes in the amount.

WATER SHUT OFFS

Sometime in the near future we will once again be shutting off the water to the entire complex to replace more of the shut off valves in need of repair. Notices will be posted so keep an eye out so there will not be any surprises when it comes time to shut off the water. This has been an ongoing project over the last two years so the overall project should be done soon. Thank you for your patience in regards to this matter.

WEBSITE

The website for Madeira Beach Yacht Club is in the process of being upgraded and will change from the old website. Once the process is complete we will be informing you of the new web address. This new website will contain the same information as the old one. You will be able to log on and read the minutes that have been approved. The newsletter will be posted and there will be other information about what is going on in the community.

We urge each of you to provide you e-mail address to the office so that we can alert you about upcoming events, and communicate with you in this way. This could potentially be a big savings on postage. The Board is interested in knowing what owners would like to add to the website. If you have any ideas, please put it in writing and send it to the office for the Board to review.

FILING COMPLAINTS

When filing complaints or concerns to the office or to the Board, please be advised that the Board of Directors will not accept any verbal complaints. All complaints will have to be in writing before they will be addressed.

When filing a complaint, you may e-mail, fax, regular mail or drop it off at the office. The Board also recently adopted a formal request for information form that must be completed when requesting official records of any kind.

WELCOME NEW OWNERS

Blue Hawaiian Products, Inc. 253 H Rex Place, from Largo, FL

David & Joan Ranni, 250 B Medallion Blvd., from Nova Scotia, CANADA

Helen Allen, 233 B Rex Place, from Nova Scotia, CANADA

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.

OUR DEEPEST SYMPATHY



Eileen Griffiths

Eileen & Bill were former residents of the Yacht Club and still have several friends from here. She passed away on November 2, 2008. Our sympathy goes out to Bill and his entire family.



Victor Vierin

229 D

Victor passed away on September 15, 2008 after a battle with a very severe infection. He was a USAF Korean War veteran and a member of the Civil Air Patrol. Our deepest sympathy and prayers go out to Sheila in this very difficult time.

A HELPFUL WARNING
FOR ALL BOAT OWNERS

By: Tess Orlando, Slip 81

If cables on your lift are more than five (5) years old consider replacing them. If they snap and damage occurs to your boat, insurance will not cover it. This happened to my son. Because his boat was not heavy, only one cable snapped. A heavier boat might have had two cables snap. Never be in your boat when lowering it as you could be seriously injured. The cost to replace cables is well worth it. My son paid 280.00 for four cables. We are going to replace ours.

A CENTURY! BIRTHDAY

Kenneth McNeil of 229 C just celebrated his ONE HUNDREDTH BIRTHDAY! Kenneth is expected to return from up North soon, so if you see him, give him a hearty congratulation on this rare feat.

PAYMENT REMINDER

You will be receiving your new coupon books soon for 2009. As we begin the New Year, we want to inform all

unit owners that we will be re-instituting late fees for maintenance payments received after the 10th of the month. Late payments will incur an 18% per annum interest charge as well as a \$25 processing fee for each late payment.

A \$25.00 fee will also be charged for checks returned to us from the bank for insufficient funds plus any bank fee imposed on the Association by the bank.

CHANGES TO OFFICE

Many of you may have already noticed, but we've made some design changes to the front office. A counter has been installed to better handle the paperwork exchanges between the office and our unit owners and tenants. It has proved to be efficient and user-friendly. We ask everyone who visits the office to now use the Medallion Blvd. entrance.

LARGE OBJECT DISPOSAL

When replacing furniture or appliances, please try to make arrangements through your supplier or delivery person to remove your old furniture, or make arrangements to have one of the charity organizations pick it up (numbers listed below). Additionally, when remodeling your unit, please remind your contractor that it is THEIR responsibility to remove construction debris. If you are doing the work yourself, please make arrangements to dispose of your debris off site (locations listed below). It is impractical to put this type of debris in our trash receptacles, and unsightly to leave it lying alongside the bins.

Salvation Army: 727-541-7781

Goodwill: 727-523-1512

Waste Management: 1-888-964-9744

Landfill locations: 3095 – 114 Ave. N.

St. Petersburg, FL

COPIES AND FAXES

We offer copying and fax service at the office. The cost for faxes (both domestic and international) is \$1.00 per page. Copies (both normal and legal sizes AND reductions) can be made at a cost of .10 per page for personal needs. Official Records of the Association copies are available at a charge of .25 per page.

CLICKERS FOR GATE ENTRY

The office was informed that not all members of the Association are aware that there are clickers (like garage door openers) available in the office. These clickers will open the main and middle gate for entrance only. The cost of the clicker is \$50.

ON DEMAND WATER HEATERS

They're green but they're mean. On demand water heaters are becoming more and more popular and really can cut down on Mr. Electrical Bill; however, if you choose to replace your old water heater with an on-demand, understand that they utilize a lot of electricity for a short period of time and that you may need to upgrade your electrical panel to accept that demand, otherwise ALL of the service to your unit can be compromised. After speaking with Progress Energy we found that not only does your panel box need to be upgraded, but the heaters have such a pull on the transformers that Progress Energy now changes the transformers at the owners expense. Please keep this in mind before ordering one of these hot water heaters. Feel free to contact the MBYCC office for specs.

MAINTENANCE SHOP RE-LOCATED

The maintenance shop has been re-located to the old laundry room at the small pool. Other renovations are happening with the bike room, work shop, old maintenance shop, library, mail room and sunroom. All of which should improve the overall appearance of the common area.

POOL AREAS

All of the chaise lounges at both pools have been recovered and the pool deck at the large pool has been repainted to give a whole new look to that area once it has been re-opened after the sundeck roof is complete.

DONATIONS

In the past couple of years we have noticed a significant increase of people donating goods and leaving them in the sunroom/billiard. While all this is done with good intentions and most of it is taken and used by other residents, it is very unsightly to look at just lying around one of our main entries. If you have clothing, appliances or other donations, please donate them to a worthy cause instead of leaving them in the common areas. Your cooperation would be greatly appreciated.

Senator McClain & Senator Obama visits the Yacht Club