

30 July 2009

Well, this issue of Around the Pool really is about what is going on around the pool. The little pool is being worked on as we speak. New tiles, coping, marcite and deck. A whole new look! Work is expected to finish early to middle next week, and then we will move over to the big pool. So far so good. Work will definitely(?) be beginning on the pavement next week also, or so our contractor has told us.

Pinellas County finally eased the watering restrictions a little bit and so we can now wash our cars again. Tim and the guys put the hose back in place.

Well, here we are at another month end. And a little closer to the end of the summer heat!

24 July 2009

Hey Gang, this is serious. We are getting reports that there are some companies out there doing solicitation calls to our unit owners claiming that 'their management company has authorized them to inspect the unit air conditioner'. They then come in and overcharge for the work. Nothing could be farther from the truth. The office maintains a list of contractor suggestions for any owner to use. If you receive a solicitation call from ANY company claiming they have been 'approved' to do things for you, check with the office first. Don't let yourself get taken advantage of in these troubled economic times.

The small pool is scheduled for renovation of both the pool itself and the deck beginning Monday July 27th. The pool area will be closed for the week of July 27 to July 31. We hope for it to be open for the weekend. The large pool will be open during that time for everyone's use.

20 July 2009

We will be putting up the unit ID signs soon. The purpose of these signs is to have a uniform identification look throughout the complex. The signs are made of heavy duty plastic. They are 6 inches by six inches, blue, with white lettering. Once they are installed, we will be removing any other unnecessary lettering.

Since we have not had a regular mail person since January, we have experienced several problems with the delivery of mail. Along with those problems we have been told by the post office that if mail has not been picked up within three days of delivery, your mail is returned to sender. We had one person that worked out of state and was gone for two weeks and when he returned all of his mail had been sent back. Another couple went on vacation for three weeks and upon returning there were no bills nor regular mail in their box to learn it had all been returned to sender. So keep in mind that if you are going on vacation or plan on being out of town for a few days, it will be best to go to the post office and put a hold on your mail.

14 July 2009

A lot of folks have expressed interest in the County Future Land Use Plan and the plans going forward for the redevelopment of Madeira Beach. Today's issue of the Beacon indicated in an article that the plan was approved. Here is a link to the online version of the article: http://www.tbnweekly.com/content_articles/071409_pco-04.txt?archiveview. A copy of the full Redevelopment proposal is available on the links page and also at the office for review. As far as we can determine, the plan only benefits the residents of MBYCC in terms of positive redevelopment of the city core.

There is a Board of Director's meeting tomorrow night at 7pm in the clubhouse.

Going to be a hot one today. Wear that sunscreen!

13 July 2009

Water heaters. Water heaters are our friends, but they can also be a pain, like when they spring a leak. Especially if you own an upstairs unit and your leak becomes someone else's leak. What can we do to prevent this from happening? A plumber's rule of thumb is to clean out your water heater once a year because of the sediment issues here in Florida. The process is simple and anyone can do it. If you would like instructions, feel free to contact the office.

9 July 2009

A reminder: The supermarket up the street, Winn Dixie, is kind enough to allow us to use their shopping carts when bringing groceries back to our units. They even come and pick them up from Rex Place. However, shopping carts are not allowed inside MBYCC property. If you must use the cart to get your groceries to your unit, please have the courtesy to take the cart back out onto Rex Place and not leave it under a stairwell or somewhere.

Another reminder: Gates are gates. They are not meant to be propped open except in such cases as getting a large object through. Once used, they should be closed. That keeps our private complex private, and discourages criminal behavior. Please respect the rights of others and close gates behind you. We are in the process of analyzing the installation of cameras to monitor our gates, and the issuance of new non-duplicating keys so that we can better control our security.

The perimeter wall railings are being painted white. They were in dire need of painting and the color white never fades.

Mid-summer Board of Director's meeting is scheduled to be called for Wednesday, July 15th. A notice will be posted on the bulletin board.

The new asphalt is scheduled to begin being laid down next week.

Everyone carry your umbrellas. It has been one wet July so far!

25 June 2009

So is anyone getting ready to throw out a TV or old computer? Thinking about taking it out onto Rex Place or by the 253 dumpster? No more it seems. Pinellas County does not allow for the residential disposal of household electronics any longer. What they do have, and this is cool, is a Mobile Haz-to-Go service. It's free. We plan to have a Haz-to-Go event in the fall when more of us are here in residence. We have posted notices in the clubhouse about this service. Items they will pick up include household chemicals, computer, printers, televisions, stereos, batteries, cell phones, paint cans and auto fluids.

Previously mentioned, but worth repeating, there is an entire osprey family living atop the light fixture at the main ball field across Rex Place. Osprey is lively birds and entertaining. You have a pretty clear view of their activity right from the main pool.

29 June 2009

Volunteer Call! Anyone interested in helping out an organization that is working to draft a strategy for the 2010 legislative session to amend Florida's Submerged Land Lease program to exclude condominiums, please contact the office for details. That lease costs us a LOT of money every year. Money we could much better spend on improvements or lowered maintenance fees. Anyone for lower maintenance fees?

We had some old conduit replaced for our gate system and this resulted in some rough patches at the main gate exit and at the office entrance. They will be good as new after the asphalt is done in two weeks, but be cautious until then.

Speaking of which, the asphalt work begins in two weeks!

24 June 2009

Repair to the main gate involves some conduit replacement, which means we will be doing some digging. Sorry for the inconvenience.

Quite a storm last night. Lots of wind. All 2nd and third story unit owners should check their ceilings for any evidence of leaking. We are in the process of having roof maintenance work done, so the timing is just right. The pools took a lot of abuse, but other than that we seemed to have weathered the weather so to speak pretty well.

Remember NO GLASS at the pools.

Remember too that noise curfew is 11pm.

9 June 2009

For anyone interested, there is a charity Fishing Tournament October 2nd. It is sponsored by the Leslie Family Children's Foundation. Here is the link for Registration....http://www.lfcfoundation.org/auctionfishing_tournament

Tomorrow night is our Board of Director's meeting. Please feel free to attend.

To bring everyone up to date, all Unit Owners should have received a copy of the Countywide Future Use and Development Plan which includes redevelopment plans for the city of Madeira Beach. Our property is mentioned in the 80 acres that are being reviewed. However, as near as our office can ascertain at this point, there will be no impact on MBYCC. Most of the emphasis of the plan seems to be on rehabilitating the 'downtown' section of Madeira Beach with the intent of making it more dynamic and user friendly. There are also some thoughts of changing

the ball field across the street to a park. Check in with the office or here on Around the Pool for further updates as information becomes available.

We are scheduled to have our entire palm trees trimmed at the end of the month.

Big excitement last night when a local long line fisherman brought in a full load of grouper and a live 8 foot long Navy missile to the docks across the Tom Stuart Causeway. The causeway was closed, heck, practically the whole town was closed, and bomb experts from MacDill AFB were brought in, the FBI, Channels 8 and 10. It was quite the entertainment! The missile was defused and the fisherman was advised the next time he found one to just leave it. Good advice!

15 June 2009

As many know by now, we have experienced a tragedy here at MBYCC. Ed and Louise Kaczmarek unexpectedly passed away in their unit, and were discovered last Wednesday. Arrangements are being made by their family, and a memorial is being scheduled for this week, with another one anticipated in October when many of their friends will be down here. They were both wonderful people and will be deeply missed.

22 June 2009

We have had our palm trees trimmed for the year in case anyone was wondering why they could see so much more sky all of a sudden.

For those of you that have been spending all of their time indoors the past week, we have broken records for high temperatures the last 5 days IN A ROW! Man, it's been hot! It has been one very interesting June, and for those of us who are skeptical about global warming, maybe we should have a rethink, huh?

The rail fencing at both pools has been painted white. Not only is it a longer-lasting, no-fade color, it really looks good.

There is a problem with the main gate system at the moment. The gate bars will remain up to allow access while we make repairs.

1 June 2009

Time sure flies. Here it is June already! And time to make those maintenance payments. Unit owners, please feel free to look under the Links section to find a link to Colonial Bank where you can make maintenance payments with a credit or debit card. The bank and the Association provide this convenient form of payment free of charge. Here is a quick link also:
<http://www.colonialbank.com/>

The solar installation is complete on the big pool. It's our hope that this installation will result in our no longer needing ANY propane to heat that pool which, of course, will result in significant savings.

Things are slow here now, with many of our residents away for the season. However, let's remember to continue to be respectful of our Rules and Regulations, parking restrictions, and so forth. If you have ANY problems whatsoever, please feel free to contact us here at the office and we will work to rectify issues as quickly as we can.

19 May 2009

Wow! Some rain, huh? Well, we sure need it. Fortunately, we have had only one reported roof leak. And, coincidentally, we had some roofing firms out last week giving us quotes on regular roof maintenance to prevent ANY leaks. Looks like summer has arrived early this year.

Congratulations to Wil Allanson, 215A, for his successfully completing the Regata del Sol al Sol sailboat race. The race, from St. Petersburg to Mexico covers over 450 nautical miles of Open Ocean. Not bad, sailor!

Work will begin on the guard shack this week, giving it an updated look and some badly needed repair. It is part of an overall plan to freshen the appearance of the entrance to our community. First impressions count! There will be a new landscaped area in front of the shack, new lighting, new asphalt to help it drain better, the improved guard shack, and a new phone entry system. The entry will become a two gate system allowing unit owners expedited access.

Remember, the pools are being recoated. This will involve them being drained, but one pool will be open while the other is being worked on.

12 May 2009

It should be said again here, and a posting will go on the bulletin boards: We have investigated a discrepancy on the 2007 wind mitigation reports we received from a company called DMI, and have had them corrected to reflect our true roof condition. The result of that is a significant savings on our Association insurance policy. ANY OWNER who has supplemental wind insurance on their home policy is also eligible for a reduction on their premium. Please feel free to contact Tom or Rita at the office to get a copy of the report for your building and submit it to your agent.

The Budget Committee charter has been established and committee members are signed up. The committee will begin meeting in July.

Remember that there are no BOD meetings in July or August.

The asphalt paving has been scheduled for the first week after the July 4th holiday. Look for further updates. Included in those plans are a new look for our front entrance and two shuffleboard courts on Rex Place.

8 May 2009

Go check out our links page to see the link called Save the Watts. It's a Progress Energy initiative to help home owners save on their energy bills. While we have already had an energy audit done for lighting, etc. for the common areas, we are going to have them back out to talk to us about insulation and so forth to further reduce our costs. They will also come out to individual homes to talk about energy efficient appliance selection, thermostat settings, a/c use, and so forth. Feel free to contact them.

We are going to have the pools re-coated soon, and are looking into having the decks redone. Those areas should look sharp as could be come next season.

One little reminder: Remember that bicycles need to be racked outside, or in a bike room, or in your unit. They are not allowed under the stairs.

13 April 2009

As many have noticed, when the winds blow from the North, we become the victims of a sand storm created by the city ball fields across Rex Place. Not only does it make a mess of our parking area, but it poses a real challenge to the filters for our big pool which become clogged with the dirt. We plan on addressing the city council regarding this problem to see if we can find a common solution.

The Board meeting was held Wednesday the 8th. So was the reconvened Annual Meeting. The resolution to amend the bylaws was passed overwhelmingly and the paperwork is being prepared for the attorney to finalize.

Work is being done on the showers and floors of the restrooms in the gym area of the clubhouse. Please be aware of the workmen and respect the closed signs when they are up.

We hope everyone had a great Easter!

Well, how was that for a rainstorm yesterday? At least we didn't see any of the tornado activity they had north of us, and we did need the rain after all. With the great job Kenny has been doing on our landscape, we suffered almost no limb or palm frond damage either.

Another reminder for those that stay up on our news through reading Around the Pool, we are definitely going to be repaving our streets next month or latest in June, and at some point of time in that process every car in the complex will have to be moved. REMEMBER that if you are going to be away to leave a key to your vehicle with someone so the car can be moved in order to avoid us having to tow it and charging you for the cost. We will be monitoring this work very closely and will work hard to make it as easy on everyone living here as we can while it's going on. The benefit will be obvious once we're done.

The work is still going on in the gym bathrooms. We should be done this week, and, Ladies and Gentlemen both will have new showers to use!

Two reminders: PLEASE if you use the remote for the televisions in the gym; leave the remote where others can find it. And two, the office here monitors the Bulletin Board in the mailroom. It is not the job of unit owners or tenants to do so. If you see something on the Bulletin Board that you do not approve of, please report it to the office and do not take it upon yourself to remove it. Thanks.

We have had a report of one of our boats being boarded by someone from a dinghy. They cut some lines and vandalized the boat. Any owners who live on the water side please keep your eyes out for us. If you see something fishy going on (no pun intended), call the Marine Patrol or local law enforcement.

A lot of folks are leaving us this month and heading back home for the summer. To all of you that we don't get to say goodbye to personally, have a safe trip, a wonderful summer, and we'll look forward to your return in the fall.

This time of year we get a lot of requests from Unit Owners to provide their lenders with copies of our Flood Insurance Policy. Unit Owners, please take note, that you can do these yourselves simply by going to this website: www.eoidirect.com and entering a little bit of information. We will continue to assist Unit Owners this year, but beginning next year we will be charging a 15.00 fee for this service.

We will be rehabilitating the railing fencing at the pools soon. We will be doing them in white. Anyone whose blue rails on their patio or porch that wants a simple way to make them look good as new, come see us in the Office.

The management office had a nice visit from a couple of gentlemen from another Association that had heard about our Recycling Program and wanted information in getting one started for their community. How nice be thought of as a model for such a worthwhile program! Hats off to our Recycling Committee for their successful efforts.

Rita is back in the office after being gone a week. Anyone wants to stop in and say welcome back to her, please do.

Important News Flash to Unit Owners: We have had the Mitigation Inspection Company out to re-inspect our roofs. It seems our original report indicated our roofs were not hurricane clipped. It turns out they are, and the reports were re-written to reflect that. For those who carry extra wind insurance for their unit, that will mean a savings to you. Please contact the office if you do carry this supplemental insurance, and we will provide you with a copy of the new reports for you to pass onto your insurance company.

The bathrooms in the exercise area will be done soon. Apologies extended for it taking so long, but the end result should be really nice.

They will be starting work on the solar panels for the big pool soon so don't panic when you see guys crawling all over our new sundeck roof. They are there to save us money.

Once again, our fond farewells to those leaving us now. Do remember to secure your property, clear your patio, tie down your boat, and turn off the water to your unit, all that good stuff that ensures that things will be well and good when you return. Remember, the Association does not inspect units unless there is a problem, and by the time we've discovered it there can be some serious complication, so practice preventative maintenance and do those chores.

Remember, no smoking inside the gated area of the pools. And be considerate when placing your chairs and lounges; make sure folks can walk by and gates can be opened and closed. Thanks.

Happy St. Patrick's Day! Remember, there's a party upstairs in the Clubhouse this evening. Come and celebrate with us whatever it is we all celebrate on St. Patrick's Day. We've had some issues with the entry doors to the Clubhouse and facilities. Bear with us. We're on the case. It should be repaired today.

Thursday, March 19, the Board of Director's is hosting a VOLUNTEER APPRECIATION Party at the Main Pool at 12:00p.m Noon. Come and grab yourself a hot dog or hamburger, give our community volunteers a pat on the back, and mingle with the Board and your neighbors.

Lowe's Painting will be pressure washing the wall in preparation for painting it all down Rex Place from the office to the end of the complex on Thursday, March 19. All vehicles that park along Rex are encouraged to park 5 or more feet off the wheel stops tomorrow and Friday to prevent interfering with the work. Everyone's cooperation is much appreciated.

There is an osprey nesting high up on a light pole over at the ball field across Rex Place. Anyone interested in a little avian acrobatics should watch her fending off other birds throughout the day.

Arrow Environmental Services Inc. is out today and tomorrow (Friday) for their March service. They will be putting fertilizer and pest control down on the grass. It is strongly advised that you

stay off the grass for 24 hours after application to prevent your shoes from turning yellow. It may sound odd, but don't try it out.

The smell of grilled hamburgers is in the air and the party is on! Come enjoy at the big pool.

The Association is ready to begin accepting bicycles for indoor storage again. As you know, we have a lot of bicycle owners and only a limited number of indoor spaces. However, we are hopeful we will be able to accommodate more bicycles than we have in the past. If you had a space previous to the small pool bike room closing and would like to reclaim that space, or if you are on the waiting list and would like to be considered for a space, please contact the office by mail, e mail or phone call and let us know. You will be required to fill out a form which we can mail or fax to you, and there is a 25.00 per bicycle per year maintenance charge which will be prorated for the 2009 year. Space will be filled first by current space owners, then by time on the waiting list. If we are unable to accommodate everyone, a lottery may be held for the 2010 year in the interest of fairness.

Congrats to everyone on their recycling efforts. Our bins fill up, it seems, daily. By participating, we are not only reducing our footprint, but also reducing our cost for trash which is huge.

The perimeter wall is about finished and turned out very well. Thanks to everyone for their patience and assistance in moving their cars etc.

Sorry for the delay in getting The Anchor (our newsletter) out. It will still be out by the first of April, which was our original deadline. It will be posted here to the website and hard copies will be available to anyone who requests one.

A new lock is being installed on the door to the Jacuzzi. It will work off a code number. The purpose is to better child-proof the room. The code will be posted on the door.

The bathrooms in the exercise room's area are going to be renovated soon. We hope to not inconvenience anyone.

Jim Bince, our Association President, is celebrating his birthday today. If you see him out by the pool or elsewhere, give him your congrats. Jim has worked like a demon this last year to help improve MBYCC, and his efforts can be seen all around us.

Rain is forecast for the weekend. Plan accordingly.

According to the news, there is a 50% possibility of a Category 3 hurricane hitting Madeira Beach and surrounding areas within the next 24 hours. It would be the earliest hurricane of any year ever recorded.....APRIL FOOLS! Don't you just hate all this warm, sunny weather?

We are having some concrete repair work done around the complex. Please be respectful of the yellow tape and walk around. Also, they are painting slip l'd. numbers on the seawall. Please take care to not walk on the wet paint. COR is having a barbeque this afternoon at the big pool. If you have a ticket, you're sure to have a good time. If not....well, maybe next time. Copies of the newsletter are available in the sunroom lobby now. And it should be posted to online here shortly. The Jacuzzi room has a new fan and is on a salt system now so the chlorine odor issues should be minimized. We encourage everyone who uses the Jacuzzi again to please be respectful of others and keep the door to the room closed when in use. It is not supposed to be propped open as the big sign on the door says. The Board of Directors will be having a workshop on Monday, April 6 at 10am in the upstairs clubhouse. Please feel free to attend. We will be having some sprinkler testing going on Tuesday the 7th. Beware of sprinklers suddenly going on without warning. Wednesday April 8 is the Board meeting. The reconvened Annual Meeting is also scheduled for that evening in which the amendment to the Bylaws is to be adopted. Meeting times will begin at 7pm and will be posted to the Bulletin Boards.

Phone books are available in the lobby. Please take just one. A couple of reminders: The clubhouse and all common areas are closed at 11pm. Please do not tug on the locked doors after that time. They won't open just because they are yanked on. Also, parking passes. Guests, if you arrive on a weekend and are unable to get your temporary parking pass, please come in on Monday and get it squared away. If you don't, your access card will be turned off and you will not be able to use it to enter the complex or to use any of the facilities. Lastly, to all at the pools: please lay out your chairs or lounges in a place where it does not block pedestrian traffic. Placing your lounge in front of the gate, putting on your headphones, and falling asleep is just not nice.

It's a little bit windy today (gusts to 40mph!), but it should blow through by this afternoon. Have a great day!

15 March 2009

The perimeter wall of the complex is due to be repaired and painted. The work is set to begin on Monday, March 16, 2009. All residents who currently park parallel to that wall on the inside of the complex are requested to make other arrangements during the work hours of 7 am to 5 pm for the week of March 16 through 20. MBYCC thanks you for your cooperation.

