



Creciente Newsletter

7150 Estero Boulevard Fort Myers Beach, FL 33931

December 2013

President's Corner

A Very Warm and Happy Fall Season to All.

We've come through the lesser occupied portion of the year, which we allocate to projects and general tasks & duties relating to keeping Creciente well oiled and beautiful for everyone's return back to their SW Florida home; finding a sparkling view awaiting them!

In this fall, pre holiday edition of your Creciente Newsletter, we list some routine friendly reminders, some local events, include some festive pictures and a warm welcome for new owners to the Creciente family.

Upcoming Creciente Social Events:

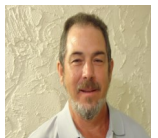
Please do see page 4 for the fun filled list!

Security Update: If you have vendors who need to get on the roofs for your services, please have them stop by the office during office hours to sign out the roof door keys. We've recently had to lock them (inside going out only) due to current Fire Code requirements.

You can always call the office at 239-463-9604 to make access arrangements.

Maintenance Update: Be ever mindful to check the safety measures in place in your Creciente home- even and especially if it is not yet your fulltime home. We suggest to:

- * Place protective pans under your large appliances like water heaters and air conditioners
- * Replace appliance hoses with reinforced or braided anti-burst hoses
- * Keep your maintenance on a schedule so leaks and breakdowns don't catch you away or unaware
- * Schedule bi-monthly home inspections in your extended absences, it will pay for itself in reduced insurance costs, before and after unfortunate events.
- * Consider placing items on timers to lessen your energy expenses while maintaining safety
- * Keep your thermostat and humidistat programmed and in good working order so your home's interior remains in a cool, humidity free state year round, inhibiting leaks and moisture from turning to mold
- * When remodeling or replacing your garbage disposal, please strongly consider eliminating the disposal all together due to recent plumbing issues and high costs: a dilemma we'd all like to avoid. Our deep thanks for considering your association & your neighbors in these suggestions.



A Happy & Safe Fall Holiday Season is wished to all!

Mike McBride



Welcome to Creciente!

#705 Margaret McCauley Allston, MA
#722 Alex and Cheri Whitenack Frankfort, KY



Glad you're here!

Upcoming Board Meeting

Dates

Tuesday, December 17, 2013 9:30 a.m.
Budget/Board Meeting
Monday, January 6, 2014 7:00 p.m.
Annual Members & New Board
Organizational Meetings (back to back)

For Security's Sake:

Please continue doing the great job you've all been doing and keep:

- *Sending in your guest/renter registration forms
- *Calling, e-mailing, writing, checking in for when you'll be here and away- in case anyone sees or hears something odd to report when you're away.

Crecente Neighborhood Watch



Annual Meeting & 2014 Budget

The Association recently sent you (electronically) your First Notice and is poised to send a Second Notice soon, after the upcoming Budget Board Meeting where the proposed budget will be considered for adoption.

* **If you did not receive** your e-mailed packet, please write to: Crecente@comcast.net to update your e-mail address and regular USPS Mail Address on file. This is important, as this Second Notice contains all your envelopes to return items securely & privately back to us in time for the meeting January 6th, 2014. We have a few important items on Agenda for Membership Vote and as you may recall, any vote taken requires a 66 2/3 majority.

Please return your 2nd Notice Packet Proxies or plan to attend and cast your votes in person! Thank you.



Warm Holiday Wishes are sent to all our Crecente Family, Your Board & Staff



Office Information

Hours: Monday - Friday 8:00 a.m. - 1:00 p.m. (May 1 to December 31)

Phone: 239-463-9604 Fax: 239-463-4071

Gina Furdella

Email: manager.creciente@comcast.net

Nicci Frazier, Admin/Bookkeeper

Email: creciente@comcast.net

Area Events



Dec. 3rd, 5-10 pm
Spirit of Christmas
American Legion

Dec. 6th, 5-10pm
Ostego Bay Silent Auction
239-765-8101

Dec. 8th, 8-11 am
Bayside Estates Pancake Breakfast

Dec. 7th, 6-8
Holiday Boat Parade
Salty Sam's

Bayside Estates Pancake Breakfast
Dec. 8th, 2 pm
Chapel By The Sea Concert Series
Ava Maria University Chamber Choir

Dec. 14th, 9 am-3 pm
3rd Annual Sanitini Community
Christmas Celebration

Dec. 20th, 9-10 am
Mindful Winter Meditation
Peace Pole at Matanzas Preserve

Dec. 31st
Happy New Year!
Town Birthday Celebration
New Year's Eve Celebration
Times Square Beach Pier

* **New** * common area Social Room Wi-Fi connection: Please ask the office for the passphrase! Your Security Key **Now** opens the Social Room!



Happy Holidays



Want to automate your monthly maintenance payments?

Please see us for a copy of how to set **the Association up as a payee** or the Florida Shores Bank (our Association Bank) **ACH form** to set up the new, ongoing ACH as all other ACH orders will expire by year end with the new year coming.

*If you had been set up with Creciente's ACH, you'll need to execute this new one now with Florida Shores to continue- we can help.

*If you've already re-registered (or newly signed up) directly with Florida Shores by sending in their form with a blank voided check, you need do nothing further as you're re-signed up already. Thank you!

Happy Fall, Happy Season, Your Creciente Management Team

Treasurer's Corner:

You should have received a copy of the proposed 2014 operating budget, which anticipates a monthly maintenance fee of \$550. In order for this to occur owners **MUST** vote at the annual meeting to roll over to 2014 any excess of revenues over expenses in the 2013 operations. **THIS IS ONLY ONE OF A NUMBER OF VERY IMPORTANT ISSUES ON THE BALLOT, SO PLEASE VOTE!!!** A non-returned ballot is the same as a NO vote!

The Annual Creciente Association Membership Meeting and New 2014 Board of Directors

Organizational Meeting, to directly follow, will be held on Monday January 6, 2013 beginning at 7:00 p.m. in the Creciente Condominium Social Room, and South Lobby area, located in the South Building at 7150 Estero Boulevard Fort Myers Beach, FL 33931 for the following purposes:

In update: There will be no 2014 Annual Election as:

Only three (3) candidates have submitted their Intent to Run and they are the current seated Board Members.

Under the terms of the Association's By-Laws, no election or balloting will be required at the Meeting.

The three officer candidates who will continue for an additional two year term on the date of the Annual Meeting are:

Mr. Michael McBride

Mr. Gary Zizzo

Mr. Howard Ray

Thank you to all participants and those giving their time to serve on the Board.

Below is a but a SAMPLE of what you'll find in your upcoming notice, so we can get the word out early:

For consideration and voting upon at the 2014 Annual Membership Meeting:

Below are **four** items for membership vote at the Annual Members Meeting and must carry a successful **66 2/3 vote** (115) in favor vote to successfully carry, on each. In this case, please do cast your vote as every non-vote is a no vote to be followed up on for casting within the 90 day period the vote is valid to continue.

1. Proposed Amendments to Declaration: Section 12

A. Whether to approve the proposed amendment to Section 12 of the Second Consolidated Amended and Restated Declaration of Condominium of Creciente Condominium South, A Condominium, Creciente Condominium North, A Condominium, and Creciente Condominium East, A Condominium, regarding insurance, as shown on the attached.

Yes ___ No ___

2. Proposed Amendment to Declaration: Section 9.11

B. Whether to approve the proposed amendment to Section 9.11 of the Second Consolidated Amended and Restated Declaration of Condominium of Creciente Condominium South, A Condominium, Creciente Condominium North, A Condominium, and Creciente Condominium East, A Condominium, regarding negligence and damage caused by the condition if a Unit, as shown on the attached.

Yes ___ No ___

3. Election to Allocate Uninsured Losses in Accordance with the Declaration.

C. Are you in favor of opting out of the provision of Section 718.111(1)(j), Florida Statutes for the allocation of repair or reconstruction expenses and to allocate repair and reconstruction expenses in any instance where insurance proceeds have not been collected for any reason, including, but not limited to, the operation of the deductible, policy limits, or exclusions, and/or any other reason, in the manner provided in the Declaration as originally and as thereafter amended?

Yes ___ No ___

4. 2013 Excess Revenue Rollover Membership Vote

D. Are you in favor of approving that Creciente rollover the anticipated \$40,000 and any excess revenues occurring in 2013 into the 2014 Budget as presented, thusly lowering the monthly maintenance assessment to \$550 owing per unit for year 2014?

Yes ___ No ___

To hold the Annual Membership Meeting:

A majority of all Association Members (a **quorum** of 86 members) must be present, in person or by proxy, at the meeting, in order for business to be conducted. It is therefore VERY IMPORTANT that you either attend or provide a limited proxy we'll send via the mail for this purpose prior to the January 6, 2014 meeting so a quorum may be established. We look forward to seeing you all there, thank you.

Welcome Back Cocktail Party

January 10, 2014: 5:00 pm

Pre-sign up & \$2 required

BYOB & a dish to pass please

Casino Trip

February 25, 2014: 9:00 am

Pre-sign up required

Bingo

Wednesdays: 7:00 pm

Must be 18 and over, please.

\$2.00 per Card

Morning Bridge

Mondays: 9:00 am

Call Maraby @ 239-463-3813

\$2.00 & Sign up Required

Coffee provided

Upcoming Special Events

Fashion Show - January 13, 2014

Pool Luau Party - February, 2014

Mound House Tour & Luncheon, - March 6, 2014

60's Party - March 14, 2014: on the garage deck

**Sign up early for all events!*

Evening Bridge

Thursdays: 7:00 pm

Call Maraby @ 239-463-3813

\$1.00 & Sign up Required