

Creciente Newsletter

7150 Estero Blvd., Ft. Myers Beach, FL 33931 (239) 463-9604

A message from our President...

Creciente Owners,

We have sent out our 2019 proposed budget and Master Facility Plan. Please review and contact our Treasurer, Alex Whitenack, if you have any questions. It will be presented to the Board at our next meeting on Wednesday, December 19, at 9:30am.

You will also be receiving the Amended second notice of our Annual Meeting soon. Please read carefully. We have four (4) positions on the Board we will be voting on and (2) Limited Proxies.

Looking forward to seeing everyone at the Annual Meeting , January 7, 2019 at 7pm.

Happy Holidays to Everyone!

Cheryl Thompson, Board President



December Access Codes:

Please contact the office

January Access Codes:

Please contact the office

Vendor codes may change periodically for safety and security reasons.
Please contact the Office if necessary.

The Creciente Book Club

Reading List

December 10

Killers of the Flower Moon by David Grann

January 14

A Gentleman in Moscow by Amor Towles

February 11

Any book about a woman spy or intelligence agent

March 11

Hillbilly Elegy by J.D. Vance

April 8

Marriage of Opposites by Alice Hoffman



Landscape Committee

We have replaced some of the damaged plants due to excessive wind and salt in the courtyard and pots.

We plan to have the new mulch put down the first part of January and sea shells placed around the pool fence by the Garden Club.

Submitted by Cheryl Thompson



Decorating Committee

The Decorating Committee has been busy working on choosing tile replacement for the east lobby, south lobby and elevator room.

We also have been working on ideas for replacement of the outdoor light fixtures in both the north and south hallways. The north building has been working closely with Building & Grounds Committee on choosing acoustic sound proof panels to help eliminate the echo in the hallway. We are also working on a flooring to replace cracked tiles in the elevator due to inadequate support.

We are hopeful this can be paid with storm damage money.

We are in the final phase of the new furniture for the mailrooms, lobby and elevator rooms for all three buildings.

Submitted by Cheryl Thompson

Building & Grounds Committee

The Building & Grounds Committee met on November 6th, 2018 to consider the annual update of the Master facilities Plan. This is a document that outlines the Maintenance and Improvements with projected expenses for the Property over the next 40 years. The Committee identified projects ranging from infrastructure, safety and security, maintenance to cosmetic.

Three projects for 2019 were agreed as top priorities:

South Building Elevators: These elevators are the original built over 45 years ago. Our service/maintenance provider has advised that certain electric control components are no longer available. If one or more of them fail, the elevator(s) will be out of service permanently until replaced. The Association does not want to repeat the North Building episode where elevator service was periodically unavailable for months and passengers had to be rescued by the Fire Department during malfunctions.

Cable Contract Renewal: The Comcast seven-year cable TV contract is ending October 31, 2019. Nearly everyone has experienced intermittent problems with their cable and separate internet service. We have initiated discussions with alternate providers to improve or replace the communications equipment and wiring as part of a new long-term contract. To date, Comcast has been unwilling to acknowledge our issues or propose any changes to our infrastructure in a meeting with their contract renewal representative.

Plumbing: Pipe breakage and blockage continues to be our number one infrastructure issue caused by our old cast iron pipes. Owners have suffered through the mess and expense of clean-up and cutting and patching of drywall to make the repairs. We have been told by plumbers and engineers that the average life expectancy for cast iron pipe in Florida is 30-35 years due to salt air exposure and lack of use during the off-season. The Committee has identified three methods to remedy this situation:

Maintain the current policy of repairing pipes and clogs as they occur: The Association has been spending upward of \$100,000. per year in plumber costs and Association employee time and materials coping with these constant occurrences. Going forward, this expense will only increase as inflation continues to push the repair costs upward. Our insurance carrier also must pay or defend claims and lawsuits brought by Owners' insurance companies seeking to be reimbursed for their claim payments. This could increase the Association's premiums in the future.

Total Pipe Replacement: This option would open walls in every unit to replace the old cast iron with new PVC pipe. We have met with three plumbing firms and three consulting engineers over the past year. This option is the most expensive and is also the most invasive to Owners who would bear the expense of redecorating their individual units for finishes such as tile, cabinets, plumbing fixtures and painting that would have to be removed and replaced for the repairs. We were told this approach is rarely done.

Pipe Lining: Pipe lining is a process where an epoxy impregnated liner is placed inside an old cast iron pipe and within hours hardens into a PVC-like plastic pipe. This process has been widely used in Europe for the past 50 years and has been in use in the States for 15-20 years. The process has successfully been used widely in Florida, including the Beach. Once the new liner pipe is in service, the old cast iron pipe remains but is not longer in use and is not needed to support the new pipe. The liner is installed via the roof and replaces the full nine stories of vertical pipes. Minimal openings are required within a unit's walls. The horizontal pipes servicing homeowners' fixture pipes can also be similarly treated. The biggest advantage for this process is that walls, cabinets, mirrors and other finishes do not have to be removed to access the pipes and then later replaced at the owner's expense. All three engineers we consulted endorsed the pipe lining method.

The Committee will be forwarding a recommendation to the Board in the December Meeting.

Respectfully submitted,
Rich Preves

Books at Creciente

The Social Committee maintains a large bookshelf of books in each of the 3 buildings at Creciente.

Occasionally some of the books are not in good shape and some books are not suitable or use, so two or three times a year we take several bags of old and other books to the Goodwill Bookstore on McGregor.

We always have a lot of newer books being donated, so we often have more books than we need.

Our books for the use of the owners, renters and friends to take to read; and we do not need them back if the users has a need to keep a book for any reason. So please take our books, read, enjoy. We want the books to be read and enjoyed.

A special thank you to

Joe and Maraby Allardt for monitoring our bookshelves.

Submitted by Carol Kucharek

Creciente and Pets *What you must know...*

Creciente owners only are allowed to keep **1 (one)** pet in their unit.

Renters, guests of owners or renters, are not allowed to bring their pet or pets to Creciente, per our documents.

All pets must be registered at the Creciente office and owners must provide up to date immunization records.

Service animals are allowed at Creciente with proper identification.

Dogs residing in Lee County are required to have a Lee County Dog license.

There is an area at Creciente for pets to use as their bathroom, (in front of the East building, next to the tennis court.) There are bags in the pet area to pick up their waste and a trash can for the waste bags.

If your pet has an accident you are to clean the mess as soon as possible, not leave it for someone else to tend to.

The Courtyard is off limits to pets. You are to walk your pet on outside of the north or south building to reach the gate for access to the beach.

Owners can be fined for damage and nuisance caused by their pet and following the rules.

Thank you for your cooperation.





There are twelve padded chairs missing from the social room. Someone may have borrowed them and forgot to return them. Please return them to the social room at your earliest convenience so we can use them at the board meeting, parties and events. They have been missing since the last board meeting and before Thanksgiving.
Thank you in advance for returning.

Carol Kucharek



We need your help...

Creciente has received 4 Recycle Violations from Advanced Disposal—due to plastic bags, laptops and Christmas lights being put in our Recycle Bins.

Our next violation will include a fine.

We also have had issues with rodents in the trash room in the North Building— due to owners throwing raw, unsecured food, and diapers down the trash chute. These unbagged items touch the chute walls and sometimes land outside of the dumpster—a feast for both roaches and rodents.

This has been a recurring issue in the North building.

Please be sure you are bundling your trash correctly.

See the next page to be sure you are recycling correctly.

Advanced Disposal (239) 334-1224

WE WERE UNABLE TO SERVICE YOUR CONTAINER TODAY DUE TO THE FOLLOWING:

1	BLOCKED CONTAINER
2	Container is OVERLOADED and cannot be serviced. Lids must be closed.

NOTICE OF NON-COMPLIANCE # 120681

Please help us service you better by complying with the regulations set by Lee County so that we may collect materials on your NEXT scheduled pick up.

MATERIAL DOES NOT MEET COLLECTION SPECIFICATIONS:

SOLID WASTE

1	Materials not in approved container (please prepare in 40 gal can or heavy mil. bag for collection on NEXT scheduled pickup day).
2	Materials are greater than 50 lbs (please prepare within weight limit for NEXT scheduled pickup day).
3	Materials are hazardous. (Please contact Lee County Solid Waste (239) 533-5000 for disposal information).
4	Items exceed maximum quantity or size allowed for residential service (two automobile/light truck tires per collection day).
5	Construction materials exceed 2 cubic yards. Limited to 2 cubic yards per collection.
6	Other:

YARD WASTE

1	Loose branches/timbs (Please bundle and tie; not longer than 6 feet; bundles not weighing more than 50 lbs. for NEXT scheduled day).
2	Palm Fronds must be placed neatly at the curb (please arrange neatly for pickup on NEXT scheduled day).
3	Unbundled palm fronds exceed 50 lbs maximum set out per collection day.
4	Grass clippings, leaves, pine needles, etc. must be contained (Containers up to 40 gal or heavy mil bags not exceeding 50 lbs).
5	Other:

RECYCLE

1	Recyclables are contaminated (please separate from non-recyclable materials for NEXT scheduled pick up day).
2	Corrugated cardboard boxes must be broken down and flattened (no larger than 4 feet wide by 8 feet long and 6 inches thick).
3	Items are not recyclable (plastic bags, newspaper sleeves, styrofoam, windows, drinking glasses, auto fluid/poil chemicals, bottles, cookware, light bulbs, etc.).
4	Recyclables not in approved container (please call Advanced Disposal at (239) 334-1224 to schedule delivery of recycle bin).
5	Other:

ELECTRONICS

1	Please leave at curb for collection tomorrow. Please call Advanced Disposal at (239) 334-1224 for future electronic collection.
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WHITE GOODS

1	White goods must be scheduled for pickup (please contact Advanced Disposal at (239) 334-1224 for collection).
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REMINDERS & SPECIAL NOTATIONS

1	All set outs must be made prior to 6:30 am.
2	Construction debris is not a residential service and/or restrictions (please contact Advanced Disposal at (239) 334-1224 for service options).
3	No collection of solid waste, hazardous waste, or recycling will be made from containers with damaged or missing lids (able to contain contents).

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COMMON RECYCLING MISTAKES

	PLASTIC GROCERY BAGS	These are the most common item in the bin or cart that shouldn't be there, and they can be the most detrimental. When they get caught in the recycling sorter, they have to shut the whole system down and manually pull them out. Instead, consider recycling them by taking them back to grocery, pharmacy, or big-box stores where there are specially designated bins for recycling plastic bags.
	TAKE-OUT CONTAINERS & DONUT BOXES	Food residue can contaminate the boxes or other recyclable material. They can only be recycled if free of food waste and residue from food (think cheese from pizza).
	POLYSTYRENE (STYROFOAM)	Although Styrofoam is recyclable, it requires highly specialized equipment that single stream recycling facilities are not equipped with. Some restaurants (such as Chick-fil-A) accept their own Styrofoam cups for recycling.
	PAPER COFFEE CUPS	Although often thought of as a better alternative to Styrofoam, paper cups pose issues to recycling as well due to the plastic coating applied to prevent leaking. Your best bet is to bring your own mug!
	SHREDDED PAPER	Shredding paper reduces its size so dramatically that it ends up mixed with the residue or glass at recycling facilities. Because the machines sort broken glass and other debris by size, the shredded paper often gets destroyed or disposed of because it ends up in the wrong place. Once it is mixed with glass or residue, it cannot be recovered for recycling.
	PIZZA BOXES	This is one of the most common recycling mistakes. Although they are made of cardboard, the grease from the pizza contaminates the raw material. You can tear off the untarnished parts and recycle them though!
	HOUSEHOLD GLASS	Items like window panes, mirrors, light bulbs and dishes are dangerous and should be left out of your recycling. Light bulbs can be recycled at many hardware and home improvements stores. Dishes, if not broken, can be donated to local charities.
	WET PAPER	Paper that has gotten wet can make recycling difficult or impossible. Take care to cover your recyclables to keep them safe from the elements. Wet paper should be discarded with the trash.
	MILK & JUICE CARTONS	These are often coated with a thin layer of wax but can still be recycled in many (but not all) communities. Best bet is to check with the local municipality, hauler or recycler to see if these can be recycled.
	BABY DIAPERS	The plastic and paper from them cannot be salvaged. Plus it's just plain gross!
	AEROSOL CANS	While these are made of metal, because of the chemicals used to pressurize the cans, they are classified as a household hazardous waste and should be discarded as such - not with recyclables or with the garbage.
	CERAMICS & POTTERY	This includes things like coffee mugs and old flower pots. Look into donating items like this if they are in alright shape, someone else may be able to reuse them!
	PAINT, PESTICIDES, AUTOMOTIVE FLUIDS, DIESEL FUEL, GASOLINE, KEROSENE & CAR BATTERIES	They cannot be accepted and should be disposed of at a hazardous waste disposal facility.
	AUTOMOTIVE PARTS & SCRAP METALS	These are too large and cumbersome for recycling equipment and could cause injury.
	HYPODERMIC NEEDLES	At one time, people were told that it was safe to put needles into a plastic bottle. It is not safe. Our workers can be exposed to grave illness and blood borne diseases. People need to properly dispose of used needles.

The Creciente 2019 Social Committee Season Activities;

Christmas Eve Breakfast 2018 – Dec. 24th, 2018 @ 9am

January 2019 Welcome Back Party – January 11, 2019 @ 5pm

February 2019 Valentine Party - February 15, 2019 @ 5pm

March 2019 Deck Party – March 15, 2019 @ 5pm

Beach Sunset Party—3rd Monday @5pm (weather permitting)

Bridge – Mon. @ 9am & Thursday @ 7pm

Bingo! – Wednesday @ 7pm

The Creciente Book Club – 3rd Monday of Month @ 7pm

Canasta – Sunday @ 1pm

Euchre – Tuesday @ 7pm

Pickle Ball – Wednesday & Sunday @ 9am

Bocce Ball—starting in January!

Water Aerobics is year round

Please note that some events require advance sign up

Happy Holidays
From
The
Creciente
Condominium
Association!

