

MARCH, 2013



# CRECIENTE CONDOMINIUM

7150 ESTERO BOULEVARD FORT MYERS BEACH, FL 33931

## PRESIDENT'S CORNER

At the February Board Meeting, the Budget and Finance Committee presented their proposed amendment to the 2013 Budget which the Board unanimously voted to adopt. With that, comes a reduction in your monthly maintenance fees for the months of April thru December, 2013 to the amount of \$570.00. The Office has been busy getting this information out to everyone. If you are on our ACH program and have your funds automatically withdrawn, you will not need to do anything. The office will take care of changing the amount with your bank. If you are interested in the ACH program, please contact the Association Office to complete the necessary paperwork. All monthly maintenance fees are due on the first of the month. If a payment is postmarked or received after the 10th of the month, a late fee of \$25.00 is assessed until the account has been rendered current.

Committees have been meeting on a regular basis generating new and very interesting ideas.

The Decorating Committee has been busy and have installed new photos/pictures and lighting in many of the lobby areas.

I mentioned it in last month's newsletter and I feel it bears mentioning again. Owners, Renters and Guests, please use your garbage disposals sparingly. If you do use it, run water for a short time after to flush the particles down the drainage pipe. Never dispose of any greasy substances down the disposal. Please dispose of grease by filling a plastic container and disposing of in the trash. Drain clean-out is a considerable cost to the Owners.

Other areas of concern the Board is discussing are the North building roof and elevators and options for the garage deck planters.

Continue to watch Channel 196 for Social Events as we encourage all owners, lessees and guests to attend. Also on this station, you will find other Association Information.



*Mike McBride*

### Thank you Gail Carpenter !

The Board presented a Dolphin Water Globe complete with sand and sea shells to Gail Carpenter at the February Board Meeting thanking her for her many years of service to Creciente as its President. It was engraved "Creciente Thanks You".





## BOARD MEETING DATES FOR 2013

Tuesday	March 19	9:30 a.m.
Tuesday	April 23	9:30 a.m.
Tuesday	July 2	9:30 a.m.
Tuesday	October 15	9:30 a.m.
Tuesday	November 19	9:30 a.m.
Tuesday	December 17	9:30 a.m.
Budget and Board Meeting		
Monday	January 6	7:00 p.m.
Annual Members Meeting		

## Grills

Please help to keep all grills areas neat by cleaning up after each use. Grill brushes are provided for your use. Be sure to pre-heat the grill for several minutes prior to use to kill any bacteria that may be present.

## Bicycles (Owners and Lessees)

While you are here, please make sure that your bicycle is secured and in good working condition. All bicycles should display a bicycle sticker which can be obtained in the office. Rusting bikes cause damage and must be removed. The sticker on the bike will enable us to notify owners if their bikes must be disposed of, or if the bike was abandoned by a guest or lessee and if in good condition, may be donated.

## Landscape Committee

The Landscape Committee met with Sandy of Green Heron Landscaping on Wednesday February 27th to discuss options for the garage deck planters. The Committee will be holding a meeting on March 12th at 9:30 a.m. in the Social Room to review those options.

## Treadmills

We have had to have the treadmills serviced due to trapped sand in the belts. Please wear only workout shoes that are clean of sand and have not been used for beach walking.

## Disposing of Large Items and TVs

Please call Advanced Disposal (formerly Veolia) at 334-1224 and make arrangements for a pick up. They will advise you of the day they are available to collect the item. You can then place your items outside next to the dumpster in front of the fountain for the north and south buildings and for the east, place at the foot of the hill by the south driveway for the scheduled pick-up. Items should not be placed in the dumpsters in the trash rooms.

## Audit

Our field audit was completed on February 5th. The auditor's report to the Board is expected Mid-March.



# MARCH 2013

SUN	MON	TUE	WED	THU	FRI	SAT
					1	2
3	4 Bridge 9:00 a.m. Annual Meeting 7:00 p.m.	5 Euchre 7 pm	6 Bingo 7:00 p.m.	7 Bridge 7:00 p.m.	8 50's Do Whop Party 5 pm Garage Deck	9
10 Daylight Savings Time	11 Bridge 9:00 a.m. Book Club 7:00 p.m.	12 Landscape Meet- ing 9:30 am Euchre 7 pm	13 Bingo 7:00 p.m.	14 Bridge 7:00 p.m.	15	16
17 St. Patrick's Day	18 Bridge 9:00 a.m.	19 Casino Trip Board Meeting 9:30 a.m.	20 Bingo 7:00 p.m.	21 Bridge 7:00 p.m.	22	23
24 Palm Sunday	25 Bridge 9:00 a.m.	26	27 Bingo 7:00 p.m.	28 Bridge 7:00 pm	29	30
31 Easter						



**Water Aerobics Monday thru Saturday 11:00 a.m.**

## CRECIENTE'S FABULOUS 50'S DO WOP



**Friday March 8th  
5-9 pm  
On the Parking  
Deck**

**Featuring: DJ Larry  
Playing "Old Time Rock and  
Roll" and Hits of the 50's**



\$10.00 per person

**(sign up and pay in advance at the Office by March 4)**

Includes entertainment and dinner

50's Menu to include regular or vegan hot dogs, cole slaw, baked beans,  
potato chips, cookies and brownies

**HOSTED BY:**

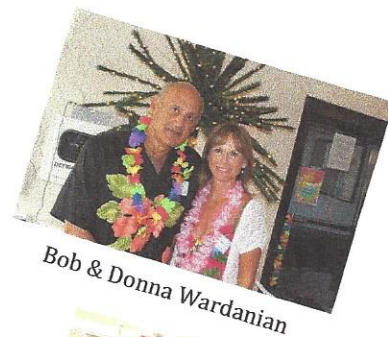
Plastic cups and ice provided  
Bring your own beverage of choice



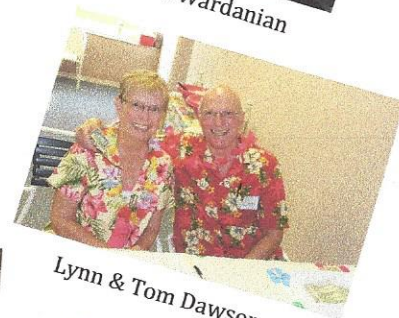


## February Luau Party

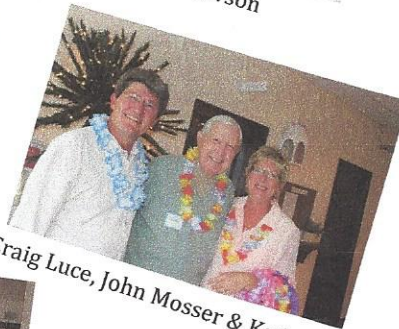
Nothing could damper the spirits of the host and hostesses of the February Pool Side Luau Party which was held in February. With threatening weather conditions looming over them on Friday, they moved the party to Saturday. When high winds threatened a whirlwind at the pool, they moved the party indoors. There were 83 attendees who feasted on fabulous food, good conversations and great music. Lucky winner of the night for 50/50 was Butch Waite. The photographers of the evening were Craig Luce and Ken Platt. Thank you to Lynn & Tom Dawson, Kathy & Craig Luce, Donna & Bob Wardanian for a memorable party.



Bob & Donna Wardanian



Lynn & Tom Dawson

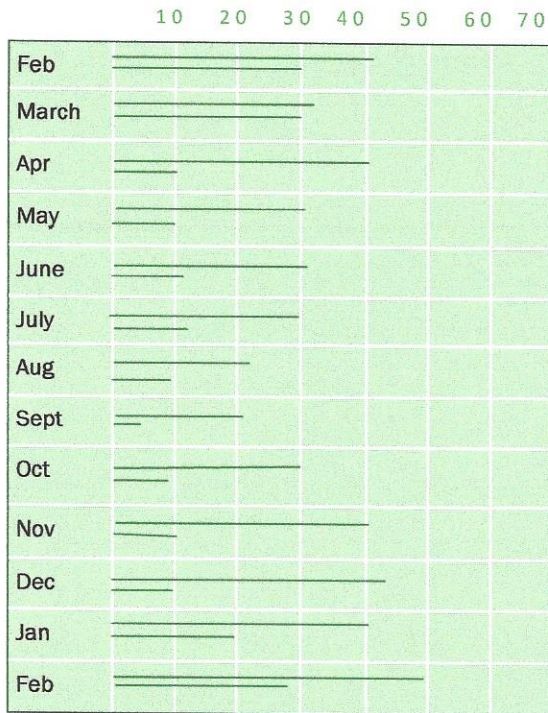


Craig Luce, John Mosser & Kathy Luce





## OCCUPANCY RATE (2/28/13)



OWNER OCCUPIED TOP BAR  
GUEST OR RENTER BOTTOM

## UNIT OWNER'S RECORDS



It is very important the Office be made aware of any changes of ownership to your Unit by receiving a copy of the amended or new deed.

## SECURITY DOORS AND DOOR CODES

Security Doors should never be opened for someone you do not know. Equally important is our security codes. These should never be given out to food or other delivery personnel. They should call you from the door directory key pad in the lobby and you can either buzz them in or if your phone is not compatible with our system, meet them at the door. The security of the buildings is only as good as the support from owners, lessees and guests.

## VENDORS / CONTRACTORS

Please be sure to inform all vendors or contractors that they must check in at the Office when performing services in any unit. Upon checking in, the vendor/contractor will be provided with instructions as where to park, be issued a special parking pass, as well as a security door key which they will check out and return to the office each day. Security codes should not be given to anyone.

Vendor/Contractor hours are Monday thru Saturday 8-5. No vendors/contractors are allowed on Sundays and/or Holidays when the office is closed with the exception of an emergency.

## RE ENTRY PASSES

Now is the time to think about obtaining your re-entry pass with the Town of Fort Myers. Anyone wishing to have the ability to return to the island after a disaster such as a hurricane must get a re-entry pass. Visit the website for the application at [www.fortmyersbeachfl.gov](http://www.fortmyersbeachfl.gov). or visit them at 2523 Estero Boulevard.

## POOL AND POOL DECK REMINDERS

- ~ **No food is allowed in the pool area.** Crumbs and discarded food in trash cans attract raccoons and other animals
- ~ Chairs and chaise lounges are not to be reserved
- ~ Drinks are not allowed within 4 horizontal feet from the edge of the pool to comply with Health Department regulations
- ~ Glass containers are not allowed in the pool area or courtyard to avoid injury due to broken glass
- ~ When using sunscreen spray in the pool area, make sure that you stand in the grassy areas to avoid making the decking slippery for walkers
- ~ Pool and pool deck hours are 9:00 until sunset. The staff cleans the pool and pool area first thing in the morning. Chemicals are added if necessary to the pool at this time and need time to thoroughly disperse before swimming is allowed
- ~ Pool gates must be closed and locked at all times
- ~ Children under 12 years of age must be accompanied by an adult
- ~ Children in diapers must wear appropriate swim diapers
- ~ All persons using the pool and pool area do so at their own risk. No lifeguard on duty.
- ~ No diving, running, loud noises, games or other activities (ie ball throwing or rough play) that interfere with or endanger others is permitted in the pool or pool deck area
- ~ Use headphones when listening to personal radios, CD players or similar devices. This does not apply to devices used for scheduled water aerobics
- ~ Be considerate of your neighbors if you are smoking or using your cell phone
- ~ Only noodles, baby wings and small children's rings are allowed in the pool
- ~ No pets are allowed in the pool and pool area
- ~ The pool rope must be attached at all times
- ~ Shower before entering the pool to remove suntan lotions and sand
- ~ Close umbrellas when done using to prevent damage
- ~ Dry off completely before entering the buildings. Wearing a cover-up or towel when entering the buildings will assist in eliminating the floors from getting wet and avoid slippery conditions and accidents
- ~ Emergency 911 telephone is located outside the office in the South Building



**When returning to the Creciente property from the beach, please remove sand and debris from your shoes, feet and personal items by using the brushes or hose by the beach/pool steps.**



## Thinking About Renovating or Remodeling?

### Things You Need to Know .....

***If you plan on doing any renovation work in your Unit, please remember to complete the Association's Remodeling Forms. In addition, please note that the Town of Forty Myers requires that a permit be obtained for all work involving electrical, plumbing and air conditioner replacement. Check with your contractor to make sure that they are on top of the permitting regulations. This will help insure that all of Creciente can be secure in knowing that your neighbors' work is safe and compliant with all codes.***

Unit Owners may not engage in extensive remodeling work or heavy construction activity, except with prior approval of the Board of Directors. Extensive remodeling and heavy construction as defined by the Board of Directors shall include, but is not limited to activities involving the following:

- 1) The use of power equipment such as jackhammers, drills, saws and the like which create substantial noise as determined by the Board,
- 2) The creation of substantial noise that can be heard outside of the unit regardless of whether power equipment is used or not, as determined by the Board,
- 3) The presence of work crews or significant numbers of workers as determined by the Board,
- 4) Activities that render the unit uninhabitable during the performance of the work,
- 5) The storage of materials or equipment on the premises outside of the unit, and
- 6) Activities requiring the use of scaffolding, booms or other forms of exterior access

In connection with Unit Owner obtaining prior approval of the Board of Directors concerning maintenance, repair, replacement and/or remodeling which requires changes or alterations to the physical outward appearance of the condominium property; excavation; access to building roofs; removal or modification of any load bearing walls or cabinets; relocation of plumbing or electrical lines of fixtures or other actions as may cause concern for the peace and safety of the condominium and its residents or the aesthetics of the condominium property, the Association may condition such approval on criteria as the Board deems reasonable including but not limited to:

- 1) Use of licensed and insured contractors
- 2) Preservation of uniformity of appearance
- 3) Right (but not duty) of oversight by the Association or its agent
- 4) The Unit Owner submitting plans as to the scope of the repair/replacement
- 5) Restrictions as to hours of work which are Monday-Saturday 8:00 a.m. to 5:00 p.m. only. No work on Sundays or Holidays.
- 6) Imposition of time limits in which jobs must be completed and prohibitions against major renovations during certain times of the year.
- 7) Restrictions regarding equipment that may be parked or stored on or near the Condominium Property during construction
- 8) Restrictions regarding the storage of materials and supplies necessary for the construction to be performed



(continued on the next page)

## Thinking About Renovating or Remodeling?

### Things You Need to Know ..... Continued



#### Unit Floor Coverings

All units above the ground floor shall always have the floors covered with wall-to-wall carpeting, except in kitchens, bathrooms, balconies and entrance foyers except as provided below:

Hard floor surfaces (tile, marble, wood, etc.) may only be installed upon prior written approval of the Board of Directors, which shall condition its approval on the unit owner's proof of the installation of appropriate sound-deadening material. Specifications for sound proofing of hard flooring must be approved in writing by the Board or its representative, PRIOR to installation, and then the installed sound proofing must be inspected and approved PRIOR to installation of the hard flooring. The minimum sound proofing material that will be approved shall be of such kind and quality to achieve STC and IIC ratings of at least 47 in bathrooms and 52 in all other areas; and as the Board may further specify.

When existing tile is removed from the balcony/lanai, the area must be inspected by the Manager to determine if there is any concrete damage. Waterproofing will need to be applied to the area after it is inspected by the Manager and prior to the installation of new tile. The waterproofing material must be included in your approval submission to the Board.

*Partial excerpts from Creciente Condominium Association Declaration 9.3, 9.4 and 9.5  
Please refer to your documents for any further information.*



#### **Creciente Golf League**

Come join a fun league. Handicaps are not required. Don't want to keep score? No problem. Singles and couples are welcome! League plays

January through March at Bay Beach Golf Club on the island on Saturdays at 1:30 p.m. Cost is \$36.95 per person. For additional information, please call Carol Kucharek at 586-412-9332 or email her at carolku1414@comcast.net.

#### **Fort Myers Beach Library Tour**

On February 4th the Fort Myers Beach Library hosted a tour for Creciente Owners, Renters and Guests. Their grand opening is planned for March 22-23. The Island Sand Paper says, "The new library provides a glimpse of what 21st century libraries should be - a gateway to information and knowledge using a wide variety of formats and delivery systems. It's not just about books anymore". One of our owners, Wilda Gastelu' would like to thank all those that attended the private tour.



## New Artwork

You may have noticed as you walk through the buildings some new artwork & lighting. The artwork is by a local Fort Myers Beach artist named Ali Abbasi, MD. He is a retired physician from an academic endocrinology and medical practice career in Michigan. Over the years, the art of medicine has transformed into the art of photography. The fulfillment of improving the outcome of thousands of lives, has evolved into the joy of sharing the beauty of art with others. He says, "Like music, art has no boundaries, it crosses the lines of cultural and ethnic differences to provide opportunities of enjoyment and imagination to everybody. The natural images in our surroundings depict the marvels of creation, it is best expressed as the eyes see it. The pursuit of the artist work is to tell the story of the magnificent and delicate presentation of nature, as we see it every day."

The artist is a recipient of numerous photography awards.

## North Building Roof

The Board of Directors has contracted with Montgomery Winslow Roofing for the North Building Roof. They will start early May and the project is expected to take about 4 weeks. Please watch the bulletin boards for periodic updates.

## Owner Car Keys

When leaving for the season or for an extended period of time, and you will have a vehicle parked on the property, please make sure that a set of keys is available to Management in case of any emergency, before you leave. The key can be left in your unit on a hook, in your kitchen drawer or a key can be brought to the office.

## OFFICE INFORMATION

*Hours: Monday - Friday 8:00 a.m. to 3:00 p.m.*

*(January thru the end of April)*

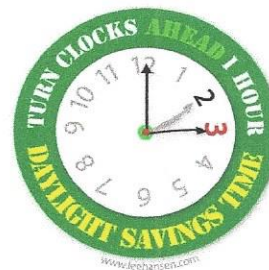
*Phone: 239-463-9604 Fax: 239-463-4071*

*Sharon Morrison*

*Email: manager.ceciente@comcast.net*

*Bonnie Pace*

*Email: ceciente@comcast.net*



**SATURDAY  
MARCH 10TH  
AT 2:00 A.M.**

## North Building Elevator

The Building and Grounds Committee at their last meeting met with two representatives from Thyssen Krupp our elevator contractor to discuss options for the modernization of the north building elevators. This project is still in its early discussion stage.

## Returning North or Leaving for an Extended Period of Time?

Please stop by the Association Office for a Unit Close Up Procedures Checklist. It is a checklist that compiles recommendations for you before you leave to ensure you have closed-up your unit properly.