



The Royal Saxon

JUNE 2017

Hello Royal Saxon!

The summer was riddled with construction, water leaks, a hurricane, and more. I don't think we could have asked for any more hardships.

To all those who have been here this summer and fall, I apologize for all the disturbances. The window project has made improvements in the protection of the building and reduced the number of mismatched shutters.

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(picture of two units with no shutters and impact windows & doors)

However, the poor communications between the contractor and I made it nearly impossible to coordinate and communicate the progress of the work effectively to the residents. The execution of this project was done poorly and I apologize to all owners who have been affected. The coordination of the project has improve after the contractor provided a liaison to assist with the coordination, communications, and oversight of the project. .

The good news is that this project is almost over. The bad news is we still have half a dozen units getting windows and these installations will take place over the next few weeks. The contractor's liaison has assured me that this final group of installations will go much smoother and more efficiently. Cynthia, the liaison, will plan out each installation beforehand with me and be on site everyday to ensure that everything is done as it should be. All unit owners in the vicinity of the installations will be notified accordingly.

Please note we are also in the permitting process to have the service area driveway completely overhauled. As soon as this project is scheduled to begin, you will be notified. This project will require the service area to be closed and the process for trash removal and recyclables to be altered for approximately 2 weeks, possibly more.

Again, I apologize to all those who have endured the noise, the dirt, the inconvenience, and the headaches that have ensued this year. The large projects (windows, service area, and balcony floor painting) should be over and done with before Season.

We are looking forward to a quieter Holiday season and the return of many Royal Saxon owners.

BOARD MTG's

Meetings of the Board of Directors are scheduled for the **third Thursday** of each month
Upcoming Meetings
November 16
December 21

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“Be
happy
for this
moment.
This
moment
is your
life.”

— Omar Khayyam

Coming Soon!

The Royal Saxon will be offering new ways to pay your monthly maintenance. You will be receiving a letter in the mail from our new bank—Florida Community Bank. They will be helping you set up the best way possible for you to ensure that you don't miss a payment or get charged a late fee. You will still be able to drop off or mail checks to the office, but you will also be able to make payments directly to the bank, have automatic payments set up or use a credit card (3% fee will apply when paying by credit card).

Reminders

Windows / Shutters - If you have **shutters** on your unit, they must be maintained in good working order. If they do not close easily, you will need to have them serviced by a professional company.

If you have clam shell shutters, they too must be in working order and they **must be painted** periodically. If you have not had them painted in the last few years you must do so promptly.

If you have older windows, it is highly recommended that you replace them. Windows that do not work properly and allow air to pass through them are a danger to the building, other units, and personal property in a storm. They also allow hot humid air into your apartment which can cause mold, and increase your cooling bills.

It is the unit owners responsibility to maintain their windows and shutters.

Inside your unit — Please keep in mind that the maintenance men are here to maintain the building, not your individual apartment. As time allows, if you need help with something we can write up a work order and they can help you for a nominal fee. The fee will be billed to you by the association office. The fee does not get paid to the staff member.

Please do not stop the men and ask them to help you, they have a job to do and any requests for help should go through the office or front desk so they can be handled fairly and in a timely manner for all unit owners.

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BuildingLink

Don't forget to look in the new Property Software program if you haven't already. Go to: RoyalSaxonResidents.com Here are a few things you can access in the new system

“Home” tab

- Items for sale offered by Royal Saxon residents list on the left side of the page

“My Building” tab

- Bylaws—click on **Library**
- Rules & Regulations—click on **Library**
- Reserve the Social Room—click on **Reservations**

“Edit Profile” tab

- Update current contact information
- Change how you are notified of packages / visitors / etc.

If you need new login credentials, please email Manager@RoyalSaxonInc.com and request that your login and password be resent to you.