



Creciente Newsletter

December, 2012

Deck the Halls



South Building Mailroom



North Building Mailroom



East Building Lobby



Upcoming Events

- | | |
|----------|------------------------|
| Dec 10 | Creciente Reads |
| Dec 24 | Holiday Breakfast |
| Jan 7 | Annual Meeting 7:00 pm |
| Jan 14 | Creciente Reads |
| Jan 15 | Casino Trip |
| Jan 18 | Cocktail Party |
| Feb 11 | Creciente Reads |
| March 11 | Creciente Reads |
| March 12 | Casino Trip |
| April 8 | Creciente Reads |

Mark Your Calendars!

Additional information will be posted
on the Bulletin Boards



Happy Hanukkah

Annual Meeting Proxy

On December 4th the Second Notice for the Annual Members Meeting was distributed to all Unit Owners. The mailing included the notice, a proxy and a copy of last years meeting minutes. This proxy serves to establish a quorum if you are unable to attend. It also asks members three very important questions that you are asked to vote on.



The first question concerns the rollover of excess funds. This question is asked every year. As a "not for profit" corporation if the Association does not "rollover" excess funds (if any) at the end of the year, this amount could be taxable.



The second question concerns waiving the funding of mandatory reserves for capital expenditures and deferred maintenance for 2013. Waiving of reserves, in whole or in part, or allowing alternative uses of existing reserves may result in Unit Owner liability for payment of unanticipated special assessments regarding those items. Again, this question is asked every year as a formality.



The third question concerns the pool house pergola. This wooden structure was destroyed by Hurricane Charley. By voting to remove it from the common elements, it gives the Building and Grounds Committee and the Board more latitude in a suitable replacement when the time comes.

It is the recommendation of the Board that you vote to APPROVE all three. Bob Papierniak, Board Treasurer, has recommended to the Board, in early 2013 they consider adjusting the monthly maintenance fee beginning in February if the owners at the Annual Meeting voted to carry these surplus funds into the 2013 Operating Budget and if our fiscal insurance costs for 2013 paid in December of 2012 or early January 2013 are less than budgeted for. If this occurs, the Association Office will inform owners of their new monthly payment.



Election of Directors

Six candidates have filed notice of intent to run for election for four available directorships. Two, have withdrawn their names. Under the terms of the Association's By-Laws, no election or balloting will be required at the Meeting. The four candidates who will become directors on the date of the Annual Meeting are Maud Campbell, Joseph Mihalov, Mark Peterman and Richard Werner. Each director will serve a two year term. Congratulations to the new board members!

There will be an Organizational Meeting of the Board Members immediately following the Annual Meeting on January 7th.



Two Board Members Resign

Edith Miller, who has served on the Board as Secretary resigned in October due to health reasons. Larry Bisbee plans to move and resigned in November. Both have generously volunteered their time and expertise by serving on the Creciente Condominium Board for many years. Their contributions were many and great. Many thanks, good health and happiness are wished to them both.



Kitchen Sinks and Disposals

Take extra care with debris being washed down kitchen sinks. Use garbage disposals sparingly and never put any grease substance down the drains. The Association is experiencing an increase in these types of plumbing issues and costs. Our annual sewer cleanout which was performed in September revealed serious grease disposal down the drains.



Disposing of Boxes, Paper & Live Trees

During the Holiday Season, when disposing of live Christmas Trees, make sure they are bagged in plastic and taken down to the trashroom. Christmas paper should be put in a trash bag and taken down to the trash room instead of throwing the oversized bag down the chute to avoid a problem. All boxes should be broken down and placed in the dumpster located in the trashrooms.

Holiday Coffee

Monday, December 24th

Social Room 9:00 a.m. to Noon

\$2.00 per person (no 50/50)

Continental Breakfast, Coffee and Tea

Hosted by Gail Carpenter and Sonia Dalton



Bringing a dish to share is optional

Sign up in your mailroom by Thursday Dec 20th

Guest Parking

All overnight guests must display a Creciente Guest Parking Pass on the car's rear view mirror at all times while parked on the property. Passes are available in the Manager's Office .

Committee Volunteers

If you are interested in volunteering your time on a committee, there is a sign-up sheet in the office. The committees are:

Budget and Finance
Documents
Owner Review

Building and Grounds
Elections
Social

Decorating
Insurance

Disaster/Security
Landscape

Each committee will have a Board Liaison. The Social Committee is looking for a Chairperson.

If you are currently serving on a committee and wish to continue, please notify the office at 463-9604 or atop by and sign up.

Office Holiday Schedule



The office will close at noon on Monday December 24th and will be closed all day on December 25th

The office will close at noon on Monday December 31st and will be closed all day on January 1st.



No service personnel allowed on weekends or Holidays.

Scott Arnold our PT maintenance man will be here on Christmas Day and New Years Day from 7:00 a.m. to 11:00 a.m.

Welcome to Creciente!

#407 Richard and Michelle
Adams and family from
New Albany, OH



Stray Cats

Please do not feed the stray cats that are on the property. Once they find a source for food, they will continue to keep coming back.



They are causing damage to cars and frightening owners.

Garage Deck Planters

The Landscape Committee will be having a meeting the first of the year to discuss the clean-up and replacement of plants for the garage deck planters. Committee Meetings are posted 48 hours in advance and Unit Owners are welcome to attend.

Automatic Debit for Monthly Maintenance Payments

The Association offers an automatic debit system for owners convenience. Once each month the Association will automatically have your maintenance fees directly drawn from your checking account. To sign up, please contact the office.

Who's Responsible? Association or Unit Owner

This question is asked many times by Unit Owners. Included with this newsletter is a checklist from our Insurance Broker that breaks down who is responsible for repairs when damage occurs.

Replacement of Pipes during Renovations that the Association is Responsible for Maintaining

After much discussion, the Board at their October 23rd Board Meeting made a motion to replace pipes that the Association is responsible for during an owner renovation, while the drywall is removed and the pipes are exposed. All Unit Owners shall submit to the Board, plans for alterations, remodeling, renovation work, hurricane shutter installation and sliding window installation prior to starting any work for approval from the Board.

The replacement of pipes will be coordinated with the Owner at the time the application is approved.



Thank you to the Hostesses

PIZZA ! PIZZA ! Thanks to Dee Platt and Ceel Spuhler for a great Pizza Party on November 8th.

Many thanks to Carol Kucharek, Dee Platt and Sue Waite for the Thanksgiving Day Feast.



The President's Corner

At the Annual Members Meeting in January, I will be passing on my duties to the newly elected Board President. I wish to thank you all for the opportunity to represent Creciente during my six years tenure as president. I would also like to give a special thank you to all committees and members who have assisted the board in the volunteering their time and efforts for the betterment of the community. I am very proud of all the work we have accomplished together.

Please continue to support your Board Members as they continue forward achieving the highest standards for the Creciente Community.

Gail Carpenter

Broadway Palm Theater, by **Becky Werner - Social Chairperson**

This will be the 20th Anniversary of the Broadway Palm Dinner Theater and they are making numerous changes including removing seats, adding tables for two and four. The menu will have new choices and the traffic pattern for the buffet will be improved. There are different charges for the seating with all the center tables at a premium.

This last season, we barely had enough people to get the group discount. The difference between the group rate and the individual rate is about \$4.00. I suggest that people get their own groups together and decide on whatever show they would like to see as well as the date and time. Coming up for 2013 are:

December 29, 2012 to February 16, 2013 - *Fiddler on the Roof*

February 21 to April 6, 2013 - *The Sound of Music*

April 11 to May 18, 2013 - *Menopause, the Musical*

For complete information check the website: www.BroadwayPalm.com



In Sympathy

Our condolences to the family and friends of:

Tena Courcoulas #601 (passed away on November 25th)

Harold Brackett #603 (passed away on November 26th)

Brown & Brown Insurance

3820 Colonial Blvd • Suite 200 • Fort Myers, FL • 33966
239-278-0278

Condominium vs. Unit Owner Insurance Responsibilities		
<u>BUILDING COMPONENT</u>	<u>Responsibility for Repairs From Covered Cause of Loss</u>	
	<u>UNIT OWNER</u>	<u>ASSOCIATION</u>
Concrete Footings		Responsible
Foundations Walls		Responsible
Floor Framing Systems		Responsible
Exterior Wall Framing		Responsible
Interior Wall Framing		Responsible
Exterior Insulation		Responsible
Interior Demising Insulation		Responsible
Exterior Siding		Responsible
Roofing		Responsible
Windows		Responsible
Entry Doors & Skylights		Responsible
Interior Doors		Responsible
Base, Door, Window & Crown – Trim Moldings	Responsible	
Upgraded Moldings & Trim	Responsible	
Wall & Ceiling Texture	Responsible	
Built-In Cabinets & Countertops	Responsible	
Medicine Cabinets	Responsible	
Drywall – Perimeter Walls		Responsible
Drywall – Interior Load Bearing		Responsible
Drywall – Interior Non-Load Bearing		Responsible
Drywall – Separation Fire Walls		Responsible
Exterior Electric Fixtures, Fans, Light Fixtures		Responsible
Interior Electric Fixtures, Fans, Light Fixtures	Responsible	
Unit Electric Wiring		Responsible
Building Distribution Wiring		Responsible
Flooring – Unfinished		Responsible
Floor Finish (Staining, Pickling, etc.)	Responsible	
Vinyl or Ceramic Tile	Responsible	
Carpeting	Responsible	
All HVAC (A/C Units, Distribution Duct Work, Diffusers, etc.)		Responsible
Plumbing Roughing		Responsible
Toilets & Sinks		Responsible
Appliances	Responsible	
Window Treatments, Curtains, Drapes, Blinds & Related Hardware	Responsible	
Wallpaper	Responsible	
Interior Painting – Prime Coat	Responsible	
Interior Painting – Finish Coat	Responsible	
Exterior Painting		Responsible
Hurricane Shutters – Association Installed		Responsible
Hurricane Shutters – Unit Owner Installed		Responsible
Staircases – Exterior		Responsible
Staircases – Interior or Structural		Responsible
Staircases – Unit Owner Installed	Responsible	
Landscaping – Improved Landscaping Only		Responsible
Common Areas (Pool & Deck, Pool House, Spa, Tennis Courts)		Responsible
Building Sewage Treatment		Responsible