

NORTHSHORE

May 7, 2015

NEWSLETTER



SAVE OUR DOCK, update: Engineered drawings were approved by the City's Building Dept. on April 28. Demolition of existing structure will commence shortly. The new dock, with seating and roof cover at end per contract, should be completed on-or-about July 1.

PARKSHORE II, update: Thanks to the extra efforts and services volunteered by Brian Robbins [BK Robbins Fencing and Brydie Court resident], along with **Directors Mark Stalder and David Pieski**, the Health Dept. approved the opening of our pool [west gate only]. The construction project near the east gate is not complete. The Directors are working with a commercial civil engineering firm [versus contractor] to re-design an entrance to meet code and allotted space.

LAGOON FOUNTAIN, upgrade: The Board of Directors coordinated with the vendor to install an improved pump motor as well as an LED light package, at no additional cost to the Association. *Check it out at night!*



SEAL COATING of ROADS: After some rain delays as well as other fits and starts, our roads were finally coated with a sealant by All County Paving. Some parking line-stripping was missed and blue reflectors for hydrant identification need to be replaced. However, your Board representative, **David Pieski**, has brought these omissions to the vendor's attention for fee modification.

IN SEARCH OF refrigerator for cabana's kitchen. The one formerly in kitchen has expired. Board is in search of a good used refrigerator a member may want to donate.

IN SEARCH OF reliable janitorial help for weekly chores at the community pool. This is a paid position for person/vendor with license and insurance.

SO YOU'RE GOING TO A MEETING: Parliamentary procedure is a very efficient and thorough decision-making process to conduct business for an organization. Florida's Dept. of Business and Professional Regulation recommends using these procedures for companies.

A popular version of parliamentary procedure is "Robert's Rules of Order" developed by Henry Martyn Robert, an American military engineer. He thought his book might run to about 50 pages, but by the time the first edition was published in 1876, he found he needed 176 pages. The book's 11th edition [2011] consists of over 700 pages.

Northshore's Bylaws, Amendment #18, states that each meeting shall be conducted in accordance with the current version of Robert's Rules of Order.

UNDER NEW MANAGEMENT: EPM Services, Inc., our management company for past 9 years, was purchased by a Tampa enterprise, Home Encounters, by Mr. Brad van Rooyen, in November 2014. In January, Management converted to a new accounting software, 'Condo Manager.' Since then, we've experienced many oversights and errors. **Directors Karen Swingle and Mark Stalder** have methodically reviewed disbursements/deposits and brought these errors to EPM's attention in an effort to have a smooth running corporation again.

RESERVE STUDY: As our community and its numerous amenities age, we need to insure the financial health of our HOA via an accurate estimate of the (1) remaining life, and (2) replacement cost for each component.

Director Karen Swingle in conjunction with the Board are collecting proposals for a reserve study so that proper funds are set aside each month [RESERVES] to pay for needed upgrades, repairs, or replacements over the next twenty-five years.

IN-THE-WORKS Additional Community Projects

Director Carol Principe has worked extensively with vendors, gathering prices and information for new pool furniture..

Director Ruth Riebel and Robbin Riebel are working with Duke Energy for up-grades to the community lighting.

* * * * *

*This newsletter is distributed to homeowners and tenants.
If you have any questions or concerns about your community,
Contact your HOA manager at **407.327.5824***

or www.NorthshoreCourtyardVillasHOA.com

David Pieski	Director & President	407.695.9332
Mark Stalder	Director, Treasurer & ARB Chair	407.695.1734
Karen Swingle	Director, Secretary & Editor	407.678.4101
Ruth Riebel	Director & Landscape Chair	407.699.9690
Carol Principe	Director & Recreation Chair	407.699.5382