
PASEOCONDO.COM

QUARTERLY

Quarterly updates, reminders and information for the PASEO COA 03.19 v2

QUARTERLY MEETING CALENDAR

Wednesday, April 10
Monthly Meeting
10:00 AM in the Theater

Wednesday, May 8
Monthly Meeting
5:30PM in the Theater

Wednesday, June 12
Monthly Meeting
10:00 AM in the Theater

Wednesday, July 10
Monthly Meeting
5:30 PM in the Theater

Regular monthly meetings are scheduled on the second Wednesday of each month and alternate times between 10 AM and 5:30 PM

**INTERESTED IN
WORKING WITH THE
BOARD OF DIRECTORS?**

**SIGN-UP SHEETS FOR
OPEN VOLUNTEER
POSITIONS WILL BE
AVAILABLE AT THE
APRIL BOARD MEETING**

Our 2019 Board of Directors

Welcome our newest Board member Frank Commons. Frank has an extensive background in both finance and management and has retired full time to Paseo.

The remainder of the board is unchanged from 2018.

Arlette Abbott, Alison Field and Frank Commons will serve two year terms ending with the annual meeting in 2021. Susan Sprehn and David Edgar continue to serve their terms until the annual meeting in 2020.

Organization of the board for this year:

President

Arlette Abbott

arlette.abbott@gmail.com

Vice President

Susan Sprehn

susansprehn@gmail.com

Treasurer

Frank Commons

fjcommons@comcast.net

Secretary

Alison Field

alison.b.field@gmail.com

Director

David Edgar

dae7006@gmail.com

President's Report

Thank you to our owners, our volunteers, our management company, our vendors and our Board members who have tirelessly served our community to keep the wheels of daily operations and long range projects on track. Service to this community brings people together. We don't always agree on solutions, but we make plans to improve, to take action, to listen and to move ahead. I am honored to have served as a member of this Board with these volunteers.

Again, this last year continues to pose many challenges. Again, we continue to face these head-on and stay the course with one motivation to protect the assets and the members of the Association. Again thank you to all our volunteers on the various committees, our KW staff and this Board who dedicate knowledge, time and a commitment to high standard of performance unparalleled in most communities. We are involved.

With reference to our claim for construction defects against the developer, we strive for and implement best practices, with the help of our experts, professionals and counsel. We have made great progress. We are pushing and nudging, collecting and showing evidence with regard to the extent and validity our claim. This takes time...more time than we like but we are proceeding in a fashion that proves our case, the validity of our claim and adheres to the mediation resolution points of last fall.

Heatherwood Construction, employed by Stock, is working on the Santa Barbara balcony / deck that will be the prototype moving forward for repairs to others that have been shored. This has been a slow process, but please know that the Association has final say on the materials and specifications employed and has been pushing to get this completed. There has been a "back and forth" dialogue with engineers on both sides. We also have discovered 14 units that have improperly installed concrete supports and require steel beam reinforcements. This is the area above the garage and include the rear "bump-outs" of certain Santa Barbara and Santa Cruz units. To complicate matters in the short term, Stock has engaged a new engineering firm of record for this project, Slider Engineering. We are still experiencing a bit of a slowdown as the new engineering firm is on-boarded. Our engineer, Tom Miller has been collaborating and sharing documented information with Slider so that we may pick up momentum as specifications and permits are needed for other important repairs and we need this done now. Good news is that this firm has a local office and appears to be more hands-on to get the job done.

Simultaneously, we continue on with discovery and testing of buildings. Sometime in the near future, buildings 51 and 41 will be "decladded" (stucco removed) to reveal any evidence of water intrusion caused by improper installation of lath, components and stucco, not readily visible from the outside. In addition, on April 9, 2019, the Association will be inspecting the 18 remaining balconies of the Santa Cruz model. The 2 that we tested showed water intrusion.

Commencing March 21, 2019, some of the attorneys, insurance representatives and experts for the sub-contractors being sued by Stock, will be scheduled to watch and accompany our experts as we inspect. They have the right to do this and we will accommodate and schedule their site visits.

Aside from daily operations concerning 749 units and 1400 residents, your Board and your management continue to plan the following this spring:

- 1) We have obtained quotes for roof replacement for the tiki hut at Bibiana Park. This will probably be done in April.
 - 2) We have had a gutters cleaned, braces and clamps replaced. Now we are evaluating units with missing gutters or units that may need gutters where none were specified.
 - 3) We are awaiting the results of truss and roof replacement determination before we have our roofs cleaned. As most of you know, 18 months ago one-half of our roofs were cleaned.
 - 4) General maintenance is handled by our maintenance team. We are evaluating time allocation of our in-house resources. We realize that jobs as sidewalk power-washing, lantern cleaning and repainting, may not be completed in the time available. We will look to alternative sources for in-depth cleaning and maintenance.
 - 5) Many of our maintenance initiatives have been put on hold because of the direction of our construction defect claim. However, we will not forego this indefinitely.
 - 6) The Board is addressing towing of vehicles, improper or short-term rentals, plumbing inspections of units.
- Our objectives are simple: Continuous improvement, cost efficiency, asset protection and the safety of our members.

Again, thank you for your support, patience and encouragement.

Respectfully,

Arlette Abbott

Paseo Condo Website

Please visit the website www.paseocondo.com which was created exclusively for the residents of the Paseo Condominiums

This is the online resource for announcements, community and landscape calendars, meeting minutes, governing documents, financial reports, and the like

It is also a vehicle to view and update your contact information, view your account status and fill out service requests for any condominium property maintenance issues

For trouble signing in to the website contact the KW Property Management staff by calling 239-834-6309 or by sending an email to paseocondo@kwpmc.com.

KW Property Management Staff

The Condo property management office is located next to the Village Center Library and is open Monday thru Friday from 9 to 5

239-834-6309
paseocondo@kwpmc.com

Property Manager

Cecilia Wesselman
cwesselman@kwpmc.com

Administrative Assistants

Indiana Hernandez
indianah@kwpmc.com

Vanessa Gonzalez
vgonzales@kwpmc.com

Maintenance Technicians

Reinel Rodriguez
Orelvis Miguel

Get to Know

INDIANA HERNANDEZ

Indiana Hernandez is part of our wonderful KW Property Management team here at the Paseo Condominium Association. Indiana came to Paseo after joining KW two years ago in February. Since that time she has become a valuable member of that team processing invoices; listening and documenting owner praise and complaints; preparing, documenting and distributing all meeting materials; sending out e-blasts – updating the website - and so much more! In her previous employment with an air conditioning company Indiana rose from receptionist to office manager before moving on to KW. Others have tried to entice Indiana away from Paseo but she truly enjoys her work! Helping others on a daily basis is what keeps Indiana at Paseo.

On a personal note, Indiana is happily married and mother of two young sons- Neymar and Miguel 4 and 7 years old. In her spare time - Indiana likes to read - fantasies and thrillers - and she loves to dance. A fun fact about Indiana: her name was chosen after her parents watched an Indiana Jones movie in their native Cuba.

LANDSCAPING UPDATE

One of the most striking visual aspect of driving into and around Paseo is our lush and well-manicured landscape. At our annual meeting committee co-chair Deb Johnson and Bonnie Lynch along with our great partners from Crawford Landscaping provided a detailed update covering our initial status to current day activities and future plans. Homeowners in attendance at the meeting shared their appreciation for this hard working and reliable committee and team. The portion of our quarterly condominium fees that funds the work done so well by the Crawford team is money well-spent. Their activities include more than simple lawn cutting and cleaning such as monthly tree and bush pruning, weed control, pest control, irrigation review and check, as well as trash collection. Thanks to Deb, Bonnie, Dustin and team!!

Trash Pickup

- ◆ Trash is picked up on Monday and Thursday mornings - it should not be placed outside on any other days
- ◆ All trash must be outside of your garage prior to 9 AM on the day of pickup
- ◆ Trash should never be placed outside the night before pickup
- ◆ Flatten all cardboard boxes for recycling
- ◆ Recyclables may be separated from trash by placing them in clear plastic bags
- ◆ Large items such as furniture, appliances and large rugs must be scheduled for pickup by calling Mayra from Crawford Landscaping at 888-581-5151 - there is a modest fee for this service
- ◆ Changes to the trash pickup schedule may occur due to holidays and will be announced by KW Property Management via email blast in advance

Parking

- ◆ Parking behind the unit garage in the condominiums is prohibited
- ◆ Parking behind a garage is only acceptable for loading and unloading
- ◆ Under no circumstances may any vehicle be parked in driveway or access areas overnight or for long periods of time during the day
- ◆ Vehicles may be towed at the owner's expense once a warning is received
- ◆ Owners may also be subject to fines imposed by the Association

SAFETY FIRST – Fire Hazards

During our recent fire inspection the fire department brought certain points to our attention:

- Golf Carts – it is a fire hazard to leave a golf cart charging in the garage since there is no ventilation - charging carts emit hydrogen which is an odorless and colorless gas which can cause asphyxiation and may lead to fire or explosion - when away never leave your golf cart on a trickle charger but rather wait until you return to Paseo in order to monitor
- Propane Gas Grills – homeowners should also be cautious with the handling and storage of propane gas grills (and any other flammable products housed in our garages which have no ventilation)

RULES AND REGULATIONS Refresher

PLEASE Remind your Guests to Adhere to the Rules

The rules and regulations for the Paseo Condominiums are fully articulated. We encourage you to review them in their entirety and to share the applicable four (4) pages with your guests and renters for whom you are responsible. This information can be found on the Paseo website in full detail but as a reminder:

5. PARKING OF VEHICLES

“Parking behind garages in the condominium community is prohibited. Temporary parking is allowed behind garages for loading and unloading purposes only and a vehicle may not remain parked behind the garage for more than 30 minutes. The exception to this prohibition is a vendor's

service vehicle making repairs to the unit. The Association management should be notified of the exception for maintenance.

Parking is available in designated areas on the streets and within the parameters of the Quad units. Designated parking is not intended for use by boats, motorcycles, recreational vehicles, campers, motor homes, trailers, commercial trucks or non-operational automobiles. Only pick-up trucks that fit within the dimensions of a unit owner's garage may be parked on the street or designated parking areas. No repairs or maintenance of vehicles may be performed on the Condominium property outside of garages, except emergency repairs. Vehicles may be washed on the owner's driveway, unless an exclusive area in Paseo is specifically designated therefor by the Board of Directors of the Association, or by the Master Association. Because parking spaces are limited in number, each owner is specifically cautioned that the Association may prohibit owners and/or occupants from keeping more than two (2) motor vehicles on the premises on a regular or permanent basis."

(NOTE: To curtail parking behind garages which could cause a hazard for neighboring residents attempting to maneuver in the small space available in the driveway areas, the Board is considering a resolution to tow vehicles that consistently violate the rule)

6. NUISANCE

"No unit owner shall make or permit any disturbing noises by himself/herself, his/her family, guest, invitee, lessee, nor do or permit anything by such persons that will interfere with the rights, comforts or convenience of other unit owners. No unit owner may play upon or permit to be operated a stereo, television, radio, ipod (sic) or musical instrument in such a manner as to unreasonably disturb or annoy other occupants of the Condominium. No music may be played outside of an owner's unit."

(NOTE: If you are disturbed by loud noises that warrant attention please contact the Fort Myers Police Department or dial 911)

1. E. BUILDING APPEARANCE AND MAINTENANCE

"Garbage and trash shall be securely bagged in white plastic trash bags. Recyclable material shall be securely bagged in clear plastic bags. All cardboard boxes shall be broken down and flattened. All trash and recyclables may be placed outside the garage of each unit for pick up by the Association's trash valet service on Monday and Thursday mornings by 9:00 AM."

(NOTE: If you are leaving and have garbage on non-scheduled pick-up day please arrange for a neighbor or home watch individual to set your garbage out on the appropriate days and time)

SUGGESTIONS AND FEEDBACK

Suggestions and feedback for articles - adds, deletes, changes – are greatly appreciated and can be forwarded to the Property Management Office for collection and distribution. In addition anyone interested in helping with this quarterly newsletter or with submitting an article should also contact the office.