
PASEOCONDO.COM QUARTERLY

Quarterly updates, reminders and information for the PASEO COA 06.19 v3

MEETING CALENDAR

Wednesday, July 10
monthly BOD meeting
5:30 PM in the theater

Wednesday, August 14
monthly BOD meeting
10:00 AM in the theater

Wednesday
September 11
monthly BOD meeting
5:30 PM in the theater

Wednesday, October 9
monthly BOD meeting
10:00 AM in the theater

Board of Directors monthly meetings are scheduled on the second Wednesday of each month and alternate times between 10:00 AM and 5:30 PM unless otherwise indicated

REMEDIATION UPDATE

As expressed by our President Arlette Abbott in the annual message “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.”

In the meantime we wait for final necessary approvals and subsequent execution of engineering plans, protocols and permits in order to proceed. Activity is completed to those ends daily. As with any project of this complexity and size the longest – and most painful - stage is in the planning to ensure that once completed and approved these steps will serve as final and complete resolution for all issues.

Each day board members, KW employees, engineers and contractors are working on completing the necessary tasks to address outstanding concerns. As stated repeatedly by President Abbott this is taking time and much more time than anyone would like.

As information impacting specific units and/or buildings are finalized they will be made available.

PARKING AND TOWING

Paseo rules and regulations for parking have been shared in previous iterations of this newsletter and are posted on the Paseo website. In an attempt to ensure that the rules are followed appropriately and can be managed the Board of Directors approved a towing policy resolution at the monthly meeting in May. That resolution reads in part(s):

“WHEREAS, the Board of Directors amended the Rules and Regulations of the Association in June, 2018. As to parking, the amended regulation is set forth in full below:

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 perimeter 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 of any unit from keeping more than two (2) motor vehicles on the premises on a regular or permanent basis.

NOW, THEREFORE, it is resolved that the following towing policy is hereby enacted and automatically will become effective on June 1, 2019.

A. Any owner, resident, or guest who receives two or more parking citations within any 90 day period is subject to the immediate removal of the vehicle without further notice and at the owner's, resident's, or guest's sole cost and expense. Owners shall be responsible for ensuring compliance with the Rules and Regulations and this Towing Policy by their tenants, guests, contractors, and visitors.

B. Abandoned vehicles (including any vehicle that has remained stationary in the same parking location for at least 21 days), inoperable vehicles, or vehicles with expired license tags are not permitted on Association property and, in each case, are subject to immediate removal at the owner's, resident's, or guest's sole cost and expense.

C. As more fully described in Section 5 (Parking of Vehicles) of the Rules and Regulations, no vehicle repairs or maintenance may be done on Association property.

D. Vehicles parked on Association property contrary to the provisions of the Rules and Regulations or in this Towing Policy shall be subject to being towed in accordance with Section 715.07 Florida Statutes, as amended from time to time, at the sole cost and expense of the owner of the vehicle. Towing shall not be the exclusive remedy of the Association and the Association may pursue all other legal or equitable remedies authorized by the Declaration, the Bylaws, the Rules and Regulations, or applicable Florida law. The Association is authorized to engage one or more towing companies to monitor and tow vehicles parked on Association property in violation of the Rules and Regulations, this Towing Policy, or any other rules and regulations adopted by the Board of Directors from time to time.

E. Any violation of this Towing Policy shall be deemed a violation of the Association's Bylaws and Rules and Regulations and shall subject the Unit Owner to all remedies provided by applicable law and the governing documents with respect to same, including, without limitation, the levy of fines and the imposition of liens to the maximum extent allowed by applicable law.

F. The Rules and Regulations relating to parking and this Towing Policy may be enforced by the Association and its officers, employees, agents, management personnel, or other Association representatives and by other third parties and law enforcement officers as authorized by the Association. The Association is authorized to erect signs on Association property providing notice, in accordance

KW Property Management Staff

The Condo property management office is next to the Village Center Library - staff can be reached Monday thru Friday from 9AM to 5PM

Telephone & Email

239-834-6309
paseocondo@kwpmc.com

Property Manager

Cecilia Wesselman
cwesselman@kwpmc.com

Project Assistant

Indiana Hernandez
indianah@kwpmc.com

Administrative Assistants

Vanessa Gonzalez
vgonzalez@kwpmc.com

Leah Ruelas
lruelas@kwpmc.com

Maintenance Technicians

Reinel Rodriguez
Orelvis Miguel

Service Requests

Please inform the management staff of any maintenance issues by completing a service request in one of the two following ways:

1. Visit paseocondo.com and click on "services requests" after signing in
2. Call or visit the management office

with the requirements of applicable Florida law governing the towing of vehicles off of private property that any vehicle illegally or improperly parked on Association property may be towed at the owner's sole cost and expense.

Get to Know

Vanessa Gonzalez

Vanessa Gonzalez is another integral part of our wonderful KW Property Management team here at the Paseo Condominium Association. Vanessa began her Paseo career as a temporary role in November 2017. By May 2018 Vanessa officially joined the KW - Happy Anniversary! As a valuable member of that team Vanessa is on the front line in charge of work orders, applications for sales and leases, as well as managing the office telephone lines with her cheerful voice and calm demeanor. Vanessa is also the office liaison to the Landscape Committee which meets monthly. During the month Vanessa receives all the landscape work orders from owners and works directly with Crawford Landscaping to ensure work is completed quickly and professionally. In addition Vanessa receives all invoices and proposals from Crawford, tracking the approval and payment process on behalf of Paseo.

Vanessa is mother to three adorable children: Aliyah 5, Ezekiel 3 and Christopher 1. Vanessa finds time to enjoy herself with singing – R&B – and Spanish dancing. She contemplates combining the two!

LANDSCAPING UPDATE

Deb Johnson and the committee have reported that the production schedule is fully up to date and that a necessary hard pruning has begun in addition to irrigation repairs and weed control. Many trees may look sparse for a time because this pruning. There will also be some TLC given to some trees that need additional nutrients from too much or too little water.

Deb and team have also negotiated a hurricane clean-up agreement with Crawford Landscaping.

Our groundskeepers are planning for hurricane season – are you???

HURRICANE SEASON

Paseo Property Manager Cecilia Wesselman has sent out several emails regarding preparing for the hurricane season – and as a reminder:

HURRICANE WATCH- hurricane may strike our area within 48 hours

HURRICANE WARNING- hurricane may strike within 36 hours

For your security and safety make certain that the management office has an updated email address for your unit. All residents are encouraged to develop a personal disaster preparedness plan before an emergency strikes. The following internet locations can aid you in further preparations:

<http://www.nhc.noaa.gov>

<http://www.fema.gov>

<http://www.floridadisaster.org>

SAFETY FIRST

FOLLOWING RULES OF THE ROAD

Speed and traffic signs are posted throughout Paseo and must be respected and followed **by all moving vehicles**

Our community is home to bikers, walkers, runners as well as children and pets to be taken into consideration while driving **any motorized vehicle**

The Paseo COA board may assess next steps for those vehicles identified as repeatedly violating any rules within the community

SUGGESTIONS & FEEDBACK

Suggestions and feedback for articles - adds, deletes, changes – are greatly appreciated and can be forwarded to the KW property management office for collection and distribution. Anyone interested in assisting with this quarterly newsletter, submitting an article or joining a committee should also contact the office.