

April 4, 2018

Dear Waterside Resident:

On March 22, 2018, your Waterside at Admiral's Cove Condominium Association conducted their Annual Meeting of the Members and re-elected the current Board to serve another year.

Directly after the Annual Meeting of the Members, the Board held its Organizational Meeting. The 2018-2019 Waterside Board of Directors and Officers are:

Edward Carreiro, President
Doug Wright, Vice President
Joy Kiah, Secretary / Treasurer
Andrea Freedman, Director
Marcia Beutner, Director

The Pool Party this year had a great turnout! Your Board hopes everyone who was in attendance enjoyed themselves and the great food!

Summer is rapidly approaching and many of you are making plans which will take you away from your Waterside residence. This letter is to request you add a few more items to your list before you depart on your adventures.

On behalf of the Waterside Board and your fellow neighbors, the Waterside Board requests that you turn off the water to your Admiral's Cove home. This should be done at the main water source at the front of house, under the water faucet. This measure should help prevent you and/or your neighbors from having any major water damage to your respective homes. Taking a few moments to perform this action may save you significant time and money.

We are highly recommending you engage some sort of Home Watch service, whether it be through the MPOA or a separate company, while you are away. Home Owners are finding more and more that insurance will not pay when claims come from situations that could have been prevented if their homes were under regular

watch. In particular, any slow drip of water that causes mold or other damage that goes on for 14 days or more is very unlikely to be covered by insurance.

We also recommend that you replace your washing machine hoses every three years. Especially for upstairs units, we would request that you have a water pan safety device and an air conditioner flow switch installed for your air conditioner unit. These efforts will help to protect your unit and your neighbors. Please remember to set your humidistat and thermostat before you leave. It is the Owners responsibility to care for and maintain their Unit(s).

According to the US Fire Administration, there are over 15,000 dryer vent fires annually and failure to clean is cited as the primary reason. Additionally, it is reported a dirty and inefficient dryer vent cause increased energy consumption, possibly damages to the dryer, mold and indoor air pollution. The Waterside Board of Directors is encouraging you to make arrangements to have your dryer vent cleaned.

Fire and Carbon Monoxide detectors are important devices to have functioning in your home. If you have not checked these devices for functionality recently, we suggest you do so as it is every Owners responsibility to have functioning detectors. In the event you are not able, please do not hesitate to contact the POA and set up an appointment to check / replace your units.

If you require any assistance preparing your home for the summer or your absence, the MPOA has both a Handyman and Home Minder on Staff. The POA is here to serve you 24/7/365 and can be reached at (561) 746-7769.

Sincerely,

David Cockrum,
Community Manager