POA
at Admiral's Cove

November 11, 2013

Dear Waterside Residents:

On this Veteran's Day we thank those who have served and sacrificed for our country. It is hard to believe fall is here and we now look forward to another wonderful season at Waterside in Admiral's Cove. Your Club, POA and Board have been working hard to prepare for your return:

- Roads and Parking Areas-It may have been a little busy and messy at times, but the roads and parking areas have all been resurfaced and look great! Be glad if your only interaction was through Andrew Greenfield's "POA Road Update" emails. In the end, this was an integral part of upgrading our infrastructure;
- Rules and Regulations Update-We recently mailed a legal notice required to update our Waterside Rules & Regulations. Please note, the only change to the R&R was the addition of #12 regarding the Architectural Design Review (ADR) process for alterations. If you go to the web site at http://www.admiralscovepoa.com and 'follow the rainbow' to the documents icon you will see that what was mailed is identical to the original R&R that were signed and recorded on 18 October, 1989, with the addition of rules governing the ADR process;
- Front Door and Garage Door Cleaning-In the beginning of November we contracted to have all our front doors and garage doors pressure cleaned. We apologize for not giving appropriate notice as some of our year round Residents were surprised by the commotion. We express regret for the inconvenience, and hopefully no water leaked in or around the door's weather stripping into your unit;
- Insurance-We are including reminders in our quarterly assessment notices asking you to send to David Cockrum, Community Manager, a copy of your Homeowners (H06) Insurance Policy. Thank you to those who have sent yours in already and we look forward to getting the remainder by the end of the year;
- Insurance, again-With regard to your Homeowners (H06) Insurance Policy, our Insurance experts have cautioned us that some water damage claims may not be honored if the damage is found to have occurred more then 14 days from the time of identification and correction of the damage causing incident. This coverage exception is part of both homeowner Insurance (H06) Polices and our Waterside Commercial Policy. The POA Handyman and Home Minder service is one way to make sure your unit is inspected every 7 days while you are away to ensure any issues are identified and corrected in a timely manner.
- Docks-The replacement of the first 16 docks is complete and we have started the shore power electrical work on the remaining 8 docks. If your dock is complete, you will be receiving a 'final punch list' for your review. If your dock is scheduled for next spring, David Cockrum will be contacting you to discuss the specifics of your dock. See the website for pictures and updates;
- Neighborhood BBQ-Back by popular demand we are happy to announce Waterside will be hosting our third annual poolside BBQ on February 23, 2014. Karen Capozzi will be in contact with you on the details as we all look forward to getting together again;

Thanks, and look forward to seeing everyone under the rainbow,

Sincerely,

Frank L. Marco
President
Waterside Board of Directors

David Cockrum
Community Manager

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