

**BORDEAUX VILLAGE III
NEWSLETTER
OCTOBER 4, 2018**

Dear Owner:

The Board of Directors has a number of topics to share and request a reply/feedback on several of them.

- **CONDO DRYER VENT CLEANING VENDOR PRICING**
- **2019 BUDGET/UNIT MAINTENANCE FEE INCREASE—NOVEMBER MEETING**
- **COMPLIANCE COMMITTEE ESTABLISHED**
- **MASTER LANDSCAPE PLAN START FEBRUARY 2019**
- **REVISE AND RESTATED COVENANTS/DECLARATIONS--VOTE**
- **REVISED/UPDATED RULES AND REGULATIONS**
- **BORDEAUX VILLAGE III WEBSITE**
- **AMERITECH MANAGEMENT CONTRACT ROLLOVER FOR 3 YEARS**
- **TRASH DUMPSTER -- BAD BEHAVIORS**
- **CALL FOR NEW BOARD MEMBERS**
- **LOCK YOUR CARS—FEATHER SOUND BREAK INS PER NEXT DOOR NEIGHBOR**
- **SECOND EMAIL ADDRESS/CHANGE OF EMAIL ADDRESS**

- 1) **CONDO DRYER VENT CLEANING VENDOR PRICING:** The board is pleased to announce that Ameritech has been able to arrange for a group rate price for owners to acquire dryer vent cleaning. As has been previously communicated and as the BV3 Rules call for, annual dryer vent cleaning is to be done by the owner. [SEE 2018 REVISED RULES, PAGE 21 OF 25, UNIT MAINTENANCE AND REPAIR, 5TH PARAGRAPH.](#)

The attached information from Dry Solutions is self-explanatory as to the \$95 price of cleaning and the \$83 price of repairs to the vents going to the roof. The photos showing the repairs needed were from R Building. We asked Dry Solutions to investigate and this is what they found in R Building.

We ask that as Dry Solutions or a different vendor (if you choose someone else) provide a photo of your vent in the attic space as to it having been repaired or that it is still intact, and send this along with a copy of the receipt that the work was done. We prefer you be the one forwarding the photo and receipt to Greg Anderson at Ameritech as opposed to relying on the vendor to do so. This can be by email, regular mail or fax.

- 2) **2019 BUDGET/UNIT MAINTENANCE INCREASE---NOVEMBER MEETING:** At the September 18, 2018 BV3 Board Meeting we had our insurance broker provide their best indications of insurance pricing for 2019. Additionally, our Treasurer, Dave Grofic and our Property Manager, Greg Anderson, provided the entire expense projections for 2019. Based on projected increases in:
- Property insurance 3% Increase
 - Flood Insurance 10% Increase
 - Trash 7% Increase
 - Ameritech Management Company Charge Backs \$756 Increase
 - Water/Sewer Rate and Usage Increase \$828 Increase
 - Tri-annual statute required property valuation assessment \$400
- The Board of Directors voted **2019 Unit Maintenance Fee Increase from \$429 a month to \$433 a month. A \$4 increase.** The next scheduled Board Meeting is **November 13, 2018.** Owners are welcome to attend the meeting to ask questions about the budget at that time. Should conditions change and the Board can project lower expenses, the Board would vote at the November meeting to adjust the unit maintenance fee for 2019 at that time.
- 3) **COMPLIANCE COMMITTEE ESTABLISHED:** At the September 18, 2018 BV3 Board Meeting a Compliance Committee Policy and Procedure was approved by board vote. The policy/procedure will be added to the BV3 website. <http://bordeauxvillage3.org> This structure allows the board to begin fining owners violating our Covenants/Declarations and published Rules. The Board derives no satisfaction of creating this mechanism, but we need to react to owners or their tenants not following trash disposal rules causing added expense to the association and owners who are not following leasing restrictions called for in our Covenants/Declarations. We have spent a couple thousand dollars to deal with an owner who allowed multiple unrelated individuals to occupy a condo without going through our approval process. Moving forward, such violators should be fined for abusing the association and the association not absorb unnecessary legal expenses. We have also had some leasing tenants moving in/out dump electronics and furniture or otherwise not abide by the trash rules, and the result has been unbudgeted trash hauler extra expenses billed to the association. The owner of the unit should be fined to cover these situations and not be borne by all owners.
- 4) **MASTER LANDSCAPE PLAN START FEBRUARY 2019:** We previously communicated that the master landscaping plans are available for viewing on the BV3 website, <http://bordeauxvillage3.org> and previously asked for comment from owners. No communications were received as to questions/concerns/ideas to improve the plans. So we are locking in the designs and will use this to order plant materials in January, 2019. We are just refreshing the fronts of the building at this time. Our aim is to return the property to some pattern of design. In 2019 the board will discuss possible side and rear of building landscaping additions/improvements. We have not planned or budgeted to do this for 2018 or 2019. However, we have budgeted to correct and/or improve drainage issues for the rear of the buildings over a two year period, 2019 and 2020. And in 2022, we have funds budgeted to replace/repair the seawall/bank from N building to the corner of Q building, plus stabilizing the remainder of our banks.

- 5) **REVISED AND RESTATED COVENANTS/DECLARATIONS – VOTE:** In the next several months you will receive a document and voting materials and a date of an association meeting to finalize the vote to revise and restate our covenants/declarations. Last year we voted on a number of amendments to our covenants/declarations to meet current state statutes and association needs. That was our first step. Now is the second step, which is to take the original 1981 Covenants/Declarations and the various amendment documents done over time and put them into one seamless document. The other priority is to have “The Developer” language removed from the original language and the amendments. Once, this vote happens, we will have updated the association documents that will be useful for any new potential owner and for all current owners to read and understand our restrictions. The board approved at the September 18, 2018 meeting to have the attorney begin the legal work to prepare a revised and restated document.
- 6) **REVISED/UPDATED RULES AND REGULATIONS:** The board has decided to provide the tenants leasing a unit a copy of the 2018 revised/updated BV3 rules and regulations, instead of relying on the owner to do so. It is the owner’s responsibility, under our documents, to provide a copy of the rules to a lessee, but considering issues with trash disposal and other recent issues, we would like to be helpful to have all occupants, owners and tenants alike, to make BV3 a great place to live.
- 7) **BORDEAUX VILLAGE III WEBSITE:** The board keeps adding items to the website, including a means to report work order requests to Ameritech 24/7. You no longer have to call and leave a message for Greg Anderson if you have a question/concern. We hope this improved communication option improves owner satisfaction with Ameritech response. The board is now to receive a monthly report of owner contacts with Ameritech and the disposition of such contacts made. Our aim is your satisfaction is met.

EMERGENCY ITEMS SUCH AS A WATER MAIN BREAK ARE TO CAUSE YOU TO CALL AMERITECH ASAP

- A) **REGULAR BUSINESS HOURS 727-726-8000, PRESS 1 FOR “COMMUNITY MANAGEMENT” AND ASK FOR BORDEAUX VILLAGE 3 AND THEY SHOULD PUT YOU INTO GREG ANDERSON’S CELL PHONE. IF THEY PUT YOU INTO GREG’S OFFICE PHONE, CALL BACK AND ASK TO BE PUT INTO GREG’S CELL PHONE BECAUSE IT IS AN EMERGENCY.**
- B) **AFTER HOURS CALL 727-726-8000, PRESS 7 AND THEN LEAVE A MESSAGE. THE AFTER HOURS PERSON WILL THEN CALL BACK AND DETERMINE WHO WILL RESPOND.**

Again, for non-emergency items, use the website to submit work requests.
<http://bordeauxvillage3.org>

8) AMERITECH MANAGEMENT CONTRACT ROLLOVER FOR 3 YEARS: The board signed a letter agreeing to rollover the current Ameritech agreement and by doing so will be afforded the same base management fee, \$725/month. This means that our current agreement will not end December 31, 2018, but continue for 3 years. This was voted on at the September 18, 2018 board meeting.

9) TRASH DUMPSTER - BAD BEHAVIORS: Problems are still occurring with the Stork Court dumpster. **ELECTRONICS AND FURNITURE** have been dumped in the dumpster or just thrown in the enclosure. We are billed extra for overflowing garbage and we don't contract with the hauler to pick up and dispose of old furniture left at the dumpster. We will now begin fining owners for their behavior or the bad behavior of their lessees. This can all be avoided if trash is disposed of properly and observing our rules. The following is what was communicated last month.

"Tenants are overloading the Stork Court dumpster with their move in / move out trash as well as regular trash being greater than we have experienced in the past. We don't want to, but if this continues, we will need to increase the number of our trash pickups and this will lead to increased monthly maintenance fees. We believe some recent occupant changes has individuals not complying with our Trash rules, as noted on page 20 of 25 of the rules and regulations. One, we ask that when moving in to take moving boxes to a recycling center or return them to U-Haul or other moving company. We also ask that in moving in or out that such garbage be not dumped all at one time causing the dumpster to overflow and garbage dumping out on the ground. There is a second BV3 dumpster on Frigate Court, at the end of the court between M and N Buildings. If one dumpster is filled please take the garbage over to the other dumpster."

10) CALL FOR NEW BOARD MEMBERS: Over the past 4 years the board has accomplished nearly all outstanding issues/challenges and the viewpoint is that beginning next spring the board will be faced with a relatively calm future. Our problem is that we have recently had 1 board member resign for personal reasons and we may be losing another board member in the spring. We must have other owners step up to take an active role in leading the association. We typically meet no more than 5-6 times a year and most functions are performed by our management company. Please think about serving. Feel free to contact Dave Grofic, Treasurer, to ask questions about what the board does at groficdave@gmail.com.

11) LOCK YOUR CAR DOORS: It has been reported on "Next Door Feather Sound" that multiple car break-ins occurred in August. While this HAS NOT been happening in our Association parking lots, we want to alert everyone that the break-ins have occurred with cars whose doors were left unlocked. The Board wants to alert for all owners to also notify any renters of this as well. We do not want to have this happen to anyone who lives in BV3.

12) SECOND EMAIL ADDRESS/ CHANGE OF EMAIL ADDRESS: The board continues to want to keep down expenses by utilizing newsletter email communications. It was recently noted that we only have primary email addresses for each unit and would like to acquire secondary email contact so where there is more than one owner for the unit that both parties receive the email newsletters.

Please submit a second email address for your unit or a change in the primary email address by doing the following:

Go to the Bordeaux Village III Website: <http://bordeauxvillage3.org>

Top banner, far right, click on "Update Your Email Here"

Follow the instructions.

We hope you are enjoying our more frequent communications and would be interested in hearing what your reaction is to the newsletters and what items you believe we should communicate to all moving forward. Please send our Treasurer, Dave Grofic, groficdave@gmail.com , an email.

Dry Solutions information attached.