

# SUMMER HOUSE IN OLD PONTE VEDRA BEACH



## **NEW MANAGEMENT COMPANY**

The Summer House Board of Directors awarded a contract to Condominium Concepts Management, Inc. (CCM), which began management operations on February 7, 2011. CCM was founded in 2000 and is based in Atlanta, Georgia. CCM is proud to have experienced staff onsite for all your community needs.

### **Maggie Martinez, Property Manager:**

Responsible for the day-to-day management operations at Summer House. She is solutions oriented and comes with a great deal of experience in project management and association experience in managing a portfolio of condominiums from hi-rises to multi-family units.

### **Lucy Acevedo, Assistant Property Manager:**

Responsible for providing support to the Association from enhancing resident's lifestyles, collections, and accounts payable. Lucy's knowledge of Summer House has been valuable in providing continuity for all Association management needs.

### **Christopher Collins, Maintenance Supervisor:**

Mr. Collins oversees the day to day upkeep of this community. He has over 10 years of experience from general maintenance, painting, plumbing, electrical and is CPO and EPA

certified. His knowledge from having worked in multi-family maintenance is an asset to this Association.

### **Steve Urban, Maintenance Technician:**

Mr. Urban assists with general maintenance upkeep of the pool, common areas, painting and ensuring that the needs of this community are maintained in accordance with Association standards.

### **Laura Borger, Resident Services Coordinator:**

Ms. Borger has also joined the team to assist with Resident Services during the weekend hours. If you are interested in reserving the Clubhouse or the use of the other amenities, please contact Laura at (904) 285-4200. Resident Services is open until 10:00 p.m. on Friday, Saturday and Sunday nights.

"We are very excited about these changes to the management and personnel recently hired," said Nancy Conley, President of the Summer House Board of Directors. "We believe that these and other changes planned for Summer House will prove to be quite positive," said Jeannie Borger, Board Vice President.

## **PRESIDENT'S CORNER:**

Hello Everyone: It has been a long, long 5 ½ months since I was chosen to serve on the Board of Directors. There have been problem solving situations nearly everyday. There seems to be no end to it. Now that we have the help of a wonderful Management Team, our workload has become somewhat smaller. We are hands on Board, and our reputation is well known by the Management Company. We are involved in all of the interviews and selection process of all employees at Summer House, as well as in the contractor community where we receive bids for all the work contracted out in our community. For the small and larger jobs, we interview a minimum of three (3) companies. We will get the most and best for your dollar.

Our priority list is continuously updated and followed to the letter. We are on top of the foreclosures and are beginning to see some monies coming in. Be assured that we know where your money is, how it is spent, and what for. The Board always approves by majority vote. Every decision is discussed and voted on by the Board based on what the needs are to meet the community's priorities. We cannot make every one happy with our decision making. We wish we could, but we have noticed the smiles on resident's faces recently and have received many positive comments. That is what makes this job worthwhile at the end of the day. Hopefully, some of this will rub off on others.

We promise to continue moving forward and work aggressively to make your Summer House a dream come true. I want to thank my Board members, Jeannie Borger, who has been with me and stood beside me through the troubled times and Janet Wells, former advisor to the Board and our new Director that has lots of knowledge about Summer House. I would like to additionally thank our committee members, who unselfishly give freely of their time. In particular, I would like to thank Carol White who is the liaison to all of our committees.

Lastly, you the Association members for keeping the faith.

*Nancy Conley,  
President*

## **BOARD OF DIRECTORS REPORT**

Nancy Conley, President  
L. Jeannie Borger, Vice President  
Janet Wells, Secretary/Treasurer

### **2011 BUDGET**

Michelle Valentino, Regional Manager for Condominium Concepts, and Maggie Martinez, Summer House CAM, prepared the 2011 budget. The knowledge and experience of CCM's staff in budget preparation includes, for the first time, an increase in monies for the Summer House Replacement Reserve funds – to be increased from \$85,000 to \$300,000 in 2011. "The knowledge and skill provided by CCM staff should ensure that we are better able to identify areas where we can save money so that we can continue to replenish our replacement reserves," stated President Conley. According to Ms. Borger, "We will continue to review our 2011 budget during the year in order to begin the development of a draft 2012 budget plan. Identifying areas where we can save money in 2012 will, in turn, help to identify priority projects for the upcoming year."

### **2011 BOARD PRIORITIES**

The current budget provides the framework for the Board to use in its spending plans for 2011. The following priorities, which are included in this year's budget plan, were identified by the Board and will be started and some completed by the end of the year: (i) replace the wood on the beach side bridge; (ii) check and finish the flashing issues on the beach side; (iii) guinite the golf side pool; (iv) hire security staff during the summer months (~16 weeks); and (v) trim the tree canopies on the beach side.

## **BOARD PRIORITIES COMPLETED TO DATE**

### **LANDSCAPING CONTRACT**

Bids were received from landscaping companies, including Down To Earth and Valley Crest. Company representatives presented their proposals to the Board of Directors and Ms. Martinez. Down To Earth was awarded the contract.

### **GOLF SIDE ROOF REPLACEMENT**

Bids were received from Bohemia Co., Inc., and Fidus Group, Inc. to replace the remaining 13 roofs on the Golf Side of the development. Both companies met with the Board of Directors and CCM management staff to further discuss their proposals. Bohemia and Fidus Group were ultimately hired and all 13 roofs have now been replaced.

### **GOLF SIDE POOL RESURFACING**

The golf side pool resurfacing project is in progress and the new pool will open soon.

### **NORTHEAST CORNER DRAINAGE**

An engineer has been contracted to provide a plan to correct the drainage problems that exist behind Buildings 3 and 4 on the Beach Side. Once a plan is received by the Board and CAM, bids will be requested from several companies to complete the work needed to ensure that there is proper drainage in this area.

### **SUMMER HOUSE ATTORNEY**

The Board of Directors has retained Mr. Edward Ronsman, of the Jackson Law Group, for all of its legal issues. "A high priority for the current Board is to seek Mr. Ronsman's advice about the legal actions that can be taken against owners' who are renting to nuisance tenants. We bought into this community to enjoy the beauty and serenity of Ponte Vedra and its beaches. It's the responsibility of every investor/owner to ensure that their tenants respect and care for the property in which they temporarily reside," said Board President Conley. "It's essential that investor/owners understand that those of us who live in Summer House expect all of our neighbors, whether a renter or an owner, to respect the unit as well as

all of the amenities that are provided and abide by the rules and regulations that are in place," said Vice President Borger.

### **NEW WEBSITE**

Lucy Acevedo and Maggie Martinez have worked diligently to create a new Summer House website.

The Summer House website is now available for your viewing. Please log in to: [www.mysummerhousedream.com](http://www.mysummerhousedream.com) the one stop shop for all up to date information and forms for residents at Summer House.

### **TREASURER'S REPORT**

By Janet Wells, Secretary/Treasurer

#### **SUMMER HOUSE - RESERVES**

The Summer House Association continues to be well-funded, due in large part to the diligence of our previous Board of Directors to work out a settlement with the developer, Julian LeCraw. In addition to our operating account, the following funds are available and are now managed by Merrill Lynch:

Converter Fund: This was funded by the developer and can be used at the Board's discretion for any purpose. [\$493,015].

Replacement Reserve: As specified by Florida statutes, these funds are to be used for roof replacement, paving, and painting. Other reserve items in place include HVAC and Pool reserves. [\$381,264].

Working Capital: This fund is continually replenished. Whenever a unit sells, the new owner is required to pay two (2) months in homeowner association dues, which are credited to this account. These monies called a Capital Contribution can be used at the Board's discretion and are available for any purpose. [\$219,809].

### **NEXT BOARD MEETING**

**Date:** Wednesday, June 8, 2011

**Time:** 6:30 p.m.

**Place:** Summer House  
Beach Side Clubhouse

## **Property Manager's Corner**

After a cold winter, I am excited to see the temperatures rising. Our residents seem happier and looking forward to enjoying the outdoor activities. Now is the time to enjoy yourself, whether it be playing baseball or golfing. However, if you don't like sports, what better way to enjoy the season at Summer House than to keep smiling at your neighbors and join them while they are gardening or just having fun at the Tennis Courts, or relaxing at the Pool.

The following are some helpful tips from your property manager:

### **SPRINGTIME TIPS**

In the month of April, we recommend:

- Service your Air Conditioner unit
- Change filters every 30 days
- Contact your local HVAC company to get your coils cleaned, Freon checked and refilled
- Clean your air ducts.

#### ***Are you ready for rainy season!***

This is the time to check your windows. It may be time to caulk or replace your windows. Seal all cracks to prevent water intrusion.

#### ***Spring Cleaning at Summer House Has Started, We Need You To Do The Same!***

Remove all trash and clutter items from your balconies or common area breezeways!

NO Gas , Charcoal, Barbecue and Hibachi Grills are Allowed, only Electric Grills are allowed.

Remove your bicycles from the common area breezeways /front of your entrances or by the stairwells.

The above items seem to be of main concern. Avoid being fined \$100 per day.

### **PEST CONTROL**

Let's not forget that along with spring cleaning, pest control should not be overlooked. Rainy season and hot temperatures promote bugs in your home.

Have a pest control concern or want to be proactive, call:

Duval Pest Control  
(904) 739-1044

They are on property each and every Monday and will gladly add you to the schedule for a nominal fee.

### **SELLING YOUR UNIT or RENTING A UNIT AT SUMMER HOUSE:**

New Guidelines and Forms are now in place. If you have a realtor working with you, please let them know, things are changing at Summer House and the new Management Team has been working on streamlining the processes:

#### **New Owners:**

All new owners must complete a packet and register with the onsite Management Office and obtain the proper parking decal to identify them as residents of Summer House.

#### **Leasing Your Unit**

If you are leasing a unit at Summer House, you must complete a Tenant Application Packet prior to moving in.

Not sure what you must provide the Management Office, log in to: [www.mysummerhousedream.com](http://www.mysummerhousedream.com) and go to "Owner Resources" or contact us at (904) 285-4200.

I want to thank you for your cooperation in this matter and remember:

**Today, count your blessings  
instead of your problems.  
You may find that you have  
much more to be thankful for than to  
worry about.**

*Maggie Martinez*  
*Property Manager*

## **WAYS TO PAY YOUR MONTHLY DUES!**

Paying your assessments is as important as paying your mortgage and taxes. We now offer the following three options to facilitate making your payments on time:

### **Mail Your Payment to:**

Summer House in Old P.V. Condo. Assoc.  
c/o Condominium Concepts Management  
P.O. Box 531131  
Atlanta, GA 30353-1131

Please make sure to include your account number = Unit Number plus a 1 or 2

Beach Side = 1  
Golf Side = 2

If you would like to receive coupon statements, please submit your request to:  
[shresident1@hotmail.com](mailto:shresident1@hotmail.com).

ACH (Automatic Debit) and Online Banking are also available. For more information, go to the website wherein you will be able to log in directly to [www.smartstreet.com](http://www.smartstreet.com) and/or obtain an ACH Form.

## **Resident Services Corner**

Want to catch the latest flick, contact Laura. Make it a movie night for the whole family, pick a movie, sit back and relax in your indoor theater room and leave the popcorn at home, or come and enjoy a game in the pub room. There is something to do for everyone in the family.



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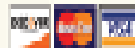
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Hilton Garden Inn is pleased to announce a **special room rate** for all friends and family of Summer House Residents.



Also, keep posted as we are excited to be opening **Mulligan's Irish Pub** to be open to the public in early December.

For reservations please call **904-280-1661** and  
Reference Corporate Code: **2646094** or **Summer House**  
**45 PGA Tour Blvd Ponte Vedra Beach, FL 32082**  
[www.sawgrasshiltongardeninn.com](http://www.sawgrasshiltongardeninn.com)





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