

SUMMER HOUSE IN OLD PONTE VEDRA BEACH



CONTINUED PROGRESS AT SUMMER HOUSE

The Summer House Board of Directors and Condominium Concepts Management are continuing their efforts for Summer House to meet the high standards and lifestyle we expect as part of the Ponte Vedra Beach community. “We are committed in our efforts,” stated President Conley, “to improve the development through the award of contracts with vendors known to Summer House, as well as the award of new contracts to complete work identified as a priority by the Board earlier this year.” According to Vice President Borger, “CCM staff have proved instrumental in coordinating bids from vendors for each project and preparing informative documentation for the Board’s review so that our decisions are well-thought out.”

A few examples of recent improvements include the purchase of 2 new gas grills. A new grill was placed at each pool and one of the original Beach Side grills was

moved to the Golf Side pool. Two new umbrellas were purchased for the Golf Side pool area. The latticework at the Beach Side pool area and compactor has been painted and the Club House carpets and furniture were cleaned as well as the carpet in the fitness center. “We believe that these improvements enhance the appearance of our community and will show visitors that Summer House remains one of the top places to live in Ponte Vedra Beach,” said President Conley.

“The Board is working in partnership with CCM on all of these projects,” said Vice President Borger. “The Board and CCM staff have identified a number of safety issues as well as some issues that could potentially present a liability for Summer House,” said Vice President Borger.” “We hope to be able to take care of some of the painting and other projects that would enhance the

appearance of Summer House later this summer or Fall.”

“Our focus is to improve and enhance the Summer House community. We continually review our accounts to determine where to allocate the funding for completing projects. It is an ongoing effort and one for which I have found CCM staff and their accounting department’s support invaluable,” remarked Treasurer Wells.

BOARD OF DIRECTORS REPORT BY:

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

BOARD PRIORITIES UNDERWAY

Beach Side Northeast Corner Drainage

Ms. Martinez, Summer House CAM, met with Saliba Engineering to discuss flooding issues behind buildings 3 and 4 on the Beach Side. It was determined that poor drainage design of the area surrounding these buildings and the absence of gutters on these two buildings creates an environment for flooding. Bids have been requested from two companies, and Ms. Martinez is compiling the information for presentation to the Board.

Ponds

Ms. Martinez and Vice President Borger walked the property with a representative from the St. John’s River Management Authority to discuss the ponds. One of the problems identified was that the output culverts on the Beach Side are in need of repair and bids have been requested from several companies. The current drought conditions affecting all of the State of

Florida is visible in the community’s ponds and the Board and CCM are monitoring the levels and discussing this issue.

BOARD PRIORITIES RECENTLY COMPLETED

New Roofs for Golf Side

The roofing project for the golf side property was completed on schedule. The total cost for this project was \$430,971.50 of which \$264,177.00 was funded through the settlement received from the developer.

Sheds and Storm Drains

The Golf Side had several issues that needed immediate attention.

- Sheds: Our maintenance staff, including Chris and Steven, installed dryer ductwork that was missing in the Golf Side meter sheds and repaired some of the electrical wiring. A contractor was hired to repair the more complex wiring issues. In addition, door vents were installed to ensure that the sheds do not become overheated.
- Storm Drains: The Golf Side storm drains were cleared of excessive debris by Roto Rooter, which also – free of charge – cleaned out the decorative pond.



Fitness Center

The Fitness Center now has new equipment under lease from First Place Fitness Equipment. New to the Summer House are 3 treadmills, 2 elliptical machines, 1 recumbent bike, 1 spin bike, 1 lower back machine, and small weights as well as a new bench. In addition to the new equipment's warranty, a preventive maintenance agreement is in place that includes not only the new equipment but the existing equipment to ensure its continued usefulness.

New Computers for Management Office

New computers were purchased for the office staff and were installed and set up by Q Source, which also works on CCM's computers at their headquarters in Atlanta.

Security Service

Gray's Security Services has been hired for the summer months. Security staff patrols the pools and also the property at different times of the evening. They have already proven valuable in that they have kept non-residents from using our facilities. .

Please keep in mind that Gray's Security does not take the place of St. Johns Sheriff's Office ("SJSO"). Each and every resident should be proactive by contacting SJSO as to any of your concerns or suspicious activity. If they don't know about it, they can't fix it!



ACCOMPLISHMENTS OF THE BOARD OF DIRECTORS & CONDOMINIUM CONCEPTS MANAGEMENT

Since the inception of this Board and the hiring of CCM, we have accomplished many important activities and completed several of our priorities. Other activities and projects are underway.

All of these activities to date are listed below:

- Annual Report Filing with the State for Association entity.
- Payment options made available to homeowners for online payment, lockbox service and ACH for payment of Association dues.
- 2011 Budget proposed and approved.
- Working on reserve schedules in connection with the 2010 audit.
- Audited all unit files to ensure that the occupancy status, current leases and resident information was completed.
- Proactively sending demand letters for delinquencies. Progress has been made in collections acquired directly from tenants, who are renting from owners with past due accounts.
- Spring Newsletter was prepared and can be found on the community website.
- Community website was created and informative documentation is readily available for residents to view at:
www.mysummerhousedream.com
- Addressing violations for trash in common areas, bicycles, grills, etc.
- Monthly meetings with landscaping company to ensure that irrigation concerns and other landscaping concerns are addressed. Proactively working on landscaping enhancements.
- Continuing to address the proper operation of the rear and front gates at Golf Side.
- Worked with Committee Chairperson in implementing Amenities Policy Statement.
- Established New Owner and New Tenant Packages to ensure proper control of all residents.
- Continuously working on auditing the gate access system for authorized residents only.
- Proactively working with Parking Committee to have all residents register their vehicles and implement towing policies.
- Meeting held with a representative of the St. Johns River Water Management District and assessed the condition of all the ponds.
- Engaged the services of an engineer to conduct testing for Buildings 3 & 4 on Beach Side to find corrective measures for the drainage concerns.
- Engineer also assessed and evaluated all ponds.
- Hired Summer Courtesy Officer service for Friday - Sunday in the late evening - early morning hours.

- New grills were purchased for the Golf Side and Beach Side pool area.
- New pool umbrellas for the Golf Side pool have been ordered.
- New fitness equipment with a preventive maintenance plan is in place.

MAINTENANCE ACCOMPLISHMENTS

- Annual backflow inspection took place.
- Fitness center glass leading to pool area was replaced.
- Continual efforts in tagging abandoned bikes and/or vehicles.
- Replaced fire extinguishers as needed throughout the property.
- Maintenance upkeep to the Golf Side mail center took place.
- Speed bumps are now in place on the main road on the Beach Side for the safety of children and residents.
- Monthly exterior light inspections take place.
- All new roofs for the Golf Side buildings were completed.
- Quarterly HVAC preventive maintenance for the Clubhouse air conditioning units.
- Replaced timer for Golf Side Tennis Court lights.
- Poured concrete slab by Beach Side Tennis Court from the sidewalk to the Gazebo for the safety of the residents.
- Pressure washing of Beach Side buildings and sealing of all stone areas is in progress.
- Quarterly and semi-annual fire alarm inspections are current.
- Annual pool permits have been renewed.
- Professional cleaning of all Clubhouse furniture and carpeting was completed.
- Electric Meter Closets on the Golf Side were inspected and all wiring, connections were secured.
- Painting of the Beach Side wood trellis by trash compactor took place.
- Entrance landscaping lights were repaired.
- Summer House entrance signage monument was pressure washed.
- Handled various after hour emergencies relating to leaks to ensure minimal damages to units.
- Resurfaced the Golf Side Pool.
- Electrical corrective measures took place for underground wiring corrosion to various buildings.
- Touch up painting as needed in the exterior common areas is a continual effort.
- Dryer vent covers replaced, as needed.
- Re-poured concrete slab foundation for the entrance gate openers on Golf Side.
- Storm Drains on the Golf Side were all cleaned out.
- Cleaning and enhancement of the decorative pond on main street of Golf Side property is in progress.

The Board is working in partnership with CCM to continue to prioritize the needs of the community.

TREASURER'S REPORT

The Board of Directors is proud to report that the Community is on solid financial ground. During past lean years when the Association was bringing in only about \$99,000 in monthly fees, we kept our heads above water and were cautious stewards of our reserve funds and working capital account.

As a result of the 23 auctioned units in late 2009, the 52 sales in 2010 and an aggressive collection process, the Association is now bringing in approximately \$115,000 - \$125,000 per month in fees. Our current cash assets total \$1,739,801.58. The Financial Reports are available for owners' inspection upon written request. All written request must be submitted to the Management Office.

*Janet Wells,
Treasurer*

Property Manager's Corner

POOL HOURS

Summer is here and what better way to cool off on a sunny day than to use the beautiful pools at Summer House. However, for the convenience and safety of all, the following are some rules in place that we must all follow:

- Pool hours are from Dawn to Dusk.
- Please remember the pool is for the exclusive use of the owners, authorized residents, and their guest. Each resident may bring a maximum of four (4) guests to the pool.
- NO Glass of any kind is permitted in the pool area. All beverages must be in non-breakable containers.
- Pets are not permitted in the Pool or Clubhouse areas.
- NO Smoking is allowed in the Pool/Clubhouse area.

As always, please be courteous and mindful of your fellow neighbors, and most of all, please do not leave your children unattended in the pool and/or the pool deck area.



TENNIS COURTS

Tennis Courts are to be used by residents only. Please limit your playing time to one hour if others are waiting to use the courts.

No skateboarding and no bicycles allowed inside the tennis court.

SUMMER HOUSE WEBSITE

Don't forget, your community has a website! Please visit:

www.mysummerhousedream.com

The website will provide you with forms, payment options, and emergency guidelines. Most of all, the website allows you to submit your concerns and/or work order requests online. Your online request goes directly to the Property Manager for handling.

Leasing: For those owners who are leasing their unit, the website contains the New Tenant Package, which is readily available for you and your realtor to use. We don't want to inconvenience you and/or your prospective tenant. Having this package completed and submitted to the Management Office prior to your tenant moving in will streamline the process. Don't forget, each resident must register their vehicle to obtain a Summer House decal to avoid towing!

HURRICANE SEASON IS HERE!
(June 1 – November 30, 2011)

The Jacksonville area and the beaches have been very fortunate in the past decade in that we have not experienced a major storm or hurricane. However, don't make the mistake of taking a hurricane warning for granted.

Summer House is in a coastal area - you will more than likely be "evacuated". Please have a plan, don't wait till the last minute to figure out where you will go.

CCM has an Emergency and Evacuation Procedure in place. Please take a few minutes to review same. This can be found in your community website, or you can obtain a copy at the Management Office. This is the time to gather your important documents, contact your insurance carrier, and ensure that your insurance coverage for your condominium unit is in place.

Additionally, please visit:

www.sicemergencymangement.org

for Shelter information for you, your family and your pets.

There are some steps you can take to ensure that your pets are cared for during a hurricane:

- Take with you recent photographs of your pet as well as veterinarian records.
- Don't leave your pet behind.
- Call kennels and/or shelters to confirm if your pet will be allowed. Limited space and availability is usually a concern.

For those that have never actually experienced a hurricane, don't ride out the storm by staying home if you are in the area of impact. Been through it, done that, and what I learned is that



Your Life is More Valuable than Your Property!

**LANAI – FLORIDA GLASS
(BEACH SIDE BUILDINGS)**

For those owners of units on the Beach Side Buildings, we would like to remind you that the screens surrounding your lanai, as well as the Florida glass on your lanai roof must be maintained by the owners. For your convenience, we have included in this Newsletter a vendor contact that will provide an affordable quote for Summer House residents. Protect yourselves from bugs and debris coming into your lanai and that of your neighbors!

Maggie Martinez
Property Manager

Resident Services Corner



Lots of fun these days is taking place from residents watching movies, using the billiard room and relaxing at the pool.

As a continual effort to provide added activities, we would like your feedback on those that may be interested in participating in a Water Aerobics and/or Tennis Classes at a minimal fee. If interested, please contact: shamenities@yahoo.com.



***Don't Forget to Bring
Your Loose Change!***

While lounging at the Golf Side pool during these hot summer days, visit the new vending machine just arrived at Summer House for your convenience.

*Laura Borger
Resident Services Coordinator*

Committee's Corner

As the Committee Chairperson, I have had the privilege to work with volunteers for the Amenities Committee, Parking Committee, Grounds Committee and Budget Committee. Their input and time spent has been very valuable to this community, and I would like to extend my sincerest gratitude for their efforts. Any one interested in participating in these committees, please contact me at shamenities@yahoo.com.

The Parking Committee and CCM have been working diligently in making sure that all residents have registered their vehicle. If you have not yet registered your vehicle, please stop by the Management Office as soon as possible. Additionally, new guess/visitor passes have been ordered and one guess pass will be distributed per unit. Additional guess passes will be made available at a fee of \$50.00.

Carol White
Committee Chairperson



JANET WELLS

BROKER / OWNER, GRI, CAM, CER

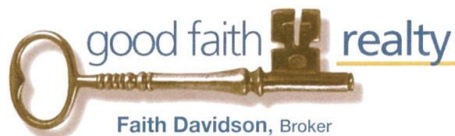
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