

# CP2 NEWS

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## INSIDE THIS ISSUE:

Rental procedures	2
Landscape Award	2
Bike Storage	2
Pool area now secure	3
Pet Registration	3
PCM—John Tillman	4
Oak Tree Trimming	4

## Delinquency—the way forward

**This is serious! Do you realize** as of January 2012, condo fee arrears total almost \$60K?, of that, 2 bank owned units account for \$25K and owner-occupied and an absentee owner represent a further \$30.6K. Each month, the total increases by \$1,610 so, if nothing was done, the delinquency total at the end of 2012 would rise to approximately \$79K. Prudent budgeting and good accounting practice compensate for this but we are all paying and, the board are sure you will all agree, **IT'S JUST NOT FAIR!**

After considerable research and due diligence, your board has contracted with a specialist collection company called LM Funding, LLC (LMF) and we have agreed to assign all serious arrears cases to them in an effort to recoup what is owed to the association by recalcitrant banks and delinquent owners.

Unlike conventional attorneys, they aggressively pursue owners and research the mortgage and 'mortgage sale' history of units where there is bank ownership or the threat of bank ownership. There are case studies reported on LMF's website ([www.lmfunding.com](http://www.lmfunding.com)) and their general track record of recovering the full amount is excellent so we are looking forward to some positive results over the next 12 to 18 months. In the meantime, during the next 6 weeks, we will receive a cash injection totaling the lesser of 6 months condo fees or 1% of the original mortgage

balance (less a small origination fee) for each case assigned to and agreed by LMF.

When LMF collects the outstanding balance owed, the cost to CP2 represents the interest and late penalty amounts detailed in each delinquent account balance. Since its inception in 2008, LMF's history of full balance recovery from banks is over 90% and that comprises some 300 associations in Florida. If, for whatever, reason LMF is unable to collect, we

**YOU NO LONGER HAVE  
TO PAY FOR YOUR  
NEIGHBORS' PROBLEMS.**

If your neighbor isn't paying condo fees, then you're paying them. And that's a problem. We are LM Funding, and we'll not only take this situation off your hands, but we'll give you money to help keep your association up and running during the collection process.

>> GET TO KNOW US

*From the website of LM Funding, LLC*

keep the original cash advance. The other salient point worthy of note is that we do not pay attorney or legal fees either. Your board sees this as a very positive move to reduce the escalating accounts receivable balance and, furthermore, there are no cost implications to the association either.

Such action, if successful, should reduce the likelihood of a future fee increases to compensate for non-payers.

## At last! resident access to clubhouse and facilities

CP2 residents may access the clubhouse via the front door or mailroom door from 7:30 am to 3:30 pm and after 3:30 pm until 10:00 pm Monday thru Friday with the aid of a fob. Saturday and Sunday access from 7:30 am until 10:00 pm will also require the use of the fob and access will be via the fitness room and hallway door into the clubhouse.

Such access will permit use of our library containing a wide range of fiction, non fiction books, games and puzzles. The library computer is available to residents and guests for internet access, browsing and email. CP2

WiFi access, using your own laptop, is also available to owners and approved tenants from individual units or, where reception is poor, in or adjacent to the clubhouse using unique logon and password information. The smart 3D LED TV is available to watch Blu-Ray films (3D glasses are available free upon request to Maintenance or Director) but subject to a deposit which will be refunded upon return of glasses.) Free access to streaming Netflix films, Skype and other internet facilities are available together with conventional TV programs on this 55" HD television.

## SPECIAL POINTS OF INTEREST:

- *Meet our Property Manager*
- *Watch a Netflix film in the clubhouse*
- *Bike storage ideas?*
- *Pool & clubhouse more secure with electronic locks*
- *New rental forms and procedures*
- *Keep in touch with changes by checking our website*
- *Haircut for our Oaks!*
- *Proxy forms are very important; do not ignore*

## Short & Long Term rental procedures to be updated

There has been and still is much confusion as to what documentation is required when an owner wishes to rent his or her unit. To simplify matters, your board is currently undertaking a complete review and update on procedure and it has been decided to separate short and long term rental.

Each will have its own application form but both will still require a \$50.00 transfer fee as stipulated in our condo documents.

**Long Term Rental** (more than 3 months) application forms will contain similar details to that currently used but the paperwork will be condensed into a more user friendly format. A background check will be necessary and owners will be required to provide a satisfactory background check for each tenant and all occupants over the age of 18 years of age. Do note if, at a later date, another adult moves into the unit on a permanent basis a

satisfactory background check will be also required on that individual.

**Short Term Rental** or seasonal rental, minimum permitted term is 1 month and the maximum, without the requirement for a background check, is 3 months. A simplified application form will be produced for this purpose and, when a previous tenant wishes to return to CP2 and rent again, the association documents stipulate that an application form and \$50.00 Transfer Fee are still required.

In addition to the above, The Fire Marshall requires the association be aware as to who is residing in each unit in the event of a fire or other emergency. The new forms will shortly be available for download from the website.

### Newcomer Welcome Information Pack

We hope to introduce a helpful CP2 information guide to new owners and tenants in the near future.



*New rental application forms available shortly*

## Bike storage now a major problem - ACTION REQUIRED

**Everyone is going 'green' or wishing to keep fit!** As a result, the board has had to relax the rules regarding residents storing bikes in limited and common areas. The bike shed is full and it is extremely difficult to remove and replace bikes when needed. At the last count, there were 42 cycles housed in the shed of which 20 had flat tires and little sign of use. Because of the registration system, we know most of the owners and we will shortly be in contact to establish future need and some residents may have to make alternative arrangements for their cycles. In the meantime, a team of volunteers is looking into



redesigning the storage arrangements in the shed, looking at piloting a secure rack system in the breezeway of building 1 for regular cyclists and also looking into the feasibility of a second shed elsewhere on the development.

Just to remind everyone, owners that rent their unit long term forgo all common area privileges including bike storage in the shed but their tenants, if so desired, can use the facilities.

For part-time owners, we will encourage use of the temporary breezeway racking while in residence and then suggest that the bikes are stored inside units when away. If seasonal renters hire or buy bikes they too should use the breezeway rack.

Any alternative suggestions would be welcome.

## Landscaping—2010 committee volunteers win Award

Despite freezing conditions during December 2010 and January 2011, the CP2 Landscaping Committee and volunteers undertook a major refurbishment of the landscaping at our US 41 entranceway.

The group received many compliments from Central Park residents and guests but, the 'piece de resistance' was an unsolicited Civic Beautification Award for outstanding landscaping in 2011 presented to the association by The Sarasota Garden Club whose committee commented "*A lovely well maintained interesting entrance. It is inviting with effective use of greens, plantings and trees*". The committee members planned the site, chose the plants and, with the help of a dedicated team of volunteers, planted and regularly watered

the plants and, when temperatures were at or close to freezing, covered the delicate new plants each evening—a job well done and the achievement recognized by gardening experts.



*2010 CP2 Landscaping Volunteers at Award Ceremony 2012*

On behalf of the current and previous boards and all CP2 residents, congratulations and thank you for your skill, hard work and devotion to our development.

## New Pool gates & Electronic Locks improve security

Many residents will have noticed that our pool gates were in a pretty dilapidated state and it was an easy task to gain entrance (despite being locked) by moving the gate posts.

Pool and spa security has become a major problem and also the potential public liability issue is of concern to the board as after hours activity appears to be on the increase.

You will see from the photograph that the 2011 board arranged for new purpose-designed gates to be fabricated and installed to provide secure access and code conforming easy egress with outward opening gates.

To further enhance general security, both gates will be fitted with programmable electronic locks that permit approved resident access using a 'fob' between the hours of 6:00 am and 10:00 pm. If anyone is picked up after hours by our surveillance cameras they are in breach of association Rules and



*New pool gates awaiting electronic locks*

Regulations and thereby classified as trespassing and individuals will be warned. Should the occurrence be repeated, the fob (if any) will be deactivated thus denying access during normal open hours.

These arrangements will also impact access to the fitness room via the pool area because gym hours will now conform to the opening hours of the pool and grill areas (6:00 am thru 10:00 pm) with entry to the fitness room available using the existing key.

Fobs are available for purchase from maintenance at \$10.00 each (one per unit) and will permit access to the clubhouse, pool, spa and grill area.

Owners who rent their units should also ensure they submit a rental application for their seasonal or short term tenants if they wish them to have access to these common elements.

## TV Stolen following Clubhouse break in!

At 5.30 am on Sunday January 29th a thief smashed a window in the front of our clubhouse and, in less than 90 seconds, had disconnected our 55" LED Samsung television and exited through the rear pool door and then the spa gate. The whole episode was captured on our CCTV system and the recording was given to the police who found it useful although the image quality was poor due to the age of the cameras. Our insurance deductible was \$5k, therefore, there was no insurance claim. The board reluctantly agreed to purchase a similar TV together with a sophisticated high decibel audible alarm system which will make removal much more difficult. We are currently researching additional surveillance systems and, when funds per-

mit, we will further enhance and protect the clubhouse and other vulnerable areas within CP2.



*New Clubhouse 'smart' LED/3D TV*

## Pet Registration—current owners to register their pets

It was previously agreed that the association should register owner's dogs and pets thereby ensuring easier control in the future. It was also noted that there are currently a few owners who are in violation of our documents (number of dogs or size) but the board decided to exempt these by way of a 'grandfather' clause, however, these owners will still be required to register their animals and sign an undertaking that they will agree to abide by the terms stipulated in our documents following the demise of the animal.

As a matter of common courtesy and hygiene we ask all owners to 'pick up' after their dog has fouled the sidewalk or grass areas.

We also confirm that, under the terms and conditions of our condo documents, long and short term tenants are not permit-

ted to have pets nor are they allowed to harbor or look after animals at any time.



*Pet details to be entered into association records!*

Check out our website for more information  
[www.centralpark2condos.com](http://www.centralpark2condos.com)

**Including**

- What's New—
- Event Calendar—
- Resources and forms—
- Event Photos—
- Social activities—
- Owners only link—

**PEST CONTROL**

*The association provides this free service which is by way of a regular service visit. Should you experience a 'bug' issue*

*Contact NATURE ZONE for a call back on 1-866- 390-7378*

## Why do we need your Proxy?

The board is elected by owners to undertake the management and operation of CP2. Most decisions are within the remit of a majority board vote but, on occasions a decision requires majority owner vote. In that case, it means a simple 91 owner quorum whereas some decisions, according to our documents, require a 121 owner quorum. Therefore, without your attendance or submission of a valid proxy, business cannot be conducted.

**Please help us manage your association by returning your proxy so a true democratic decision can be made!! Otherwise, things do not get done. Thank you.**



### WHAT DO THEY DO?

Implementation of Board policies, meeting preparation - coordination and attendance routine roster maintenance, records maintenance and comprehensive filing system manual preparation, prepare for Annual Meetings, special board, owner and community mailings, special copying.

Preparation of bid specifications, bid evaluation for board approval

Contract review, contract awarding and oversight

Operating procedures establishment and enforcement

Attorney liaison, County/City liaison, policy enforcement, rules enforcement

Insurance liaison—preparation of insurance bid packages and specifications

Correspondence, customer request response

Violation inspections, letters, and follow-up

**Who is our Property Manager? John Tillman 941-921-5393 X 124**

**Email: [jtillman@PCMFLA.com](mailto:jtillman@PCMFLA.com)**

John visits CP2 each day, Monday thru Friday, early morning and checks with our maintenance man, Carey Newton, that all is well. If not, he then actions what is necessary. **At 8:00am on the 3rd Wednesday of each month** John has also agreed to be available in the clubhouse for resident questions etc. He will also conduct a walk-thru of the property on that occasion, so look out for him and say "Hi".

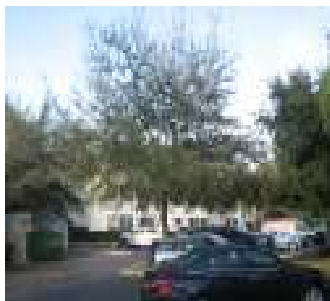
## Oak Tree Trimming program

While our many palm trees are trimmed each year and dead frond and seed pods removed on a regular basis it is fair to say our oak trees have been ignored and they are beginning to show signs of neglect.

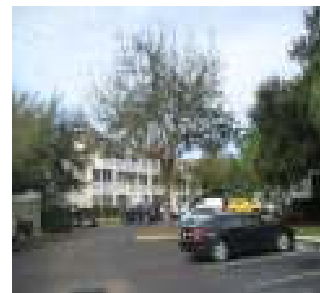
The 2011 board began to look into the situation and the new board has continued the exercise by inviting specialist tree companies to inspect the oaks and provide us with a detailed opinion as to the best way forward.

One company, with a very knowledgeable owner spent a couple of hours with director Art Riggs explaining the various problems and what is necessary to put us 'back on track'. He offered to trim one oak as an example as to what is needed and the difference and improvement is clear for all to see in the 'before and after' photos.

It is a very specialized job and it is undertaken using ladders, ropes and harness so the trimmer can get inside and under the canopy to thin and clean the lower horizontal growth.



*Oak tree before trimming*



*Oak tree after trimming*

Unfortunately, this type of work does not come cheap but we now have an excellent benchmark to compare the work of other companies who will be asked to undertake a similar trim on a nominated tree.

A final decision will be made quickly. The work will be spread over two years as our budget does not allow for all the trees to be trimmed at once. We will ensure all trees in and around the car parking areas are trimmed first, to prevent further damage from large trucks and we will select the worst of the remainder where there is close proximity to the buildings or a tree with a profusion of acorn growth. You will notice the difference!