

HOURS OF OPERATION

Clubhouse, Pool & Spa are **CLOSED** until further notice.

Office is open Mon thru Fri:
9 AM to 12:30 PM
1 PM to 4 PM

THE ANCHOR

**HERITAGE POINTE NEWSLETTER
MARCH 2023**



Buildings' Roofs, Gutters, Soffits, and Fascia Metal

- Denny Jawor

Crowther Roofing visited our property in November to inspect all 12 buildings for damage caused by Hurricane Ian. We accepted their proposal and are waiting for our turn in line for the following (in linear feet):

Bldg #	Gutters	Soffits	Fascia Metal
1	75	50	
2	50	30	
3	100	40	
4	65	50	
5	75	40	
6	100	70	
7	25	10	10
8	35	20	20
9	35	20	
10	50	100	
11	100	50	
Club-house	0	70	

It is so great to see the progress being made here at Heritage Pointe. With the building permits beginning to move forward it is time to look at the items that are not of emergency in nature but important to the rehabilitation of our community. Here's what I've been working on:

Remediation and construction have taken a toll on our roads! The heavy equipment, especially the dumpsters, have caused deep scratches and gouges in the asphalt. The owner of Gator Construction came out to inspect and advised that we wait until construction is over to take any corrective action.

The north exit gate and connecting post were damaged in the storm and are in the process of being repaired. Hopefully by the time of print they will be up and running.

The lake is still showing extremely high salt levels from the surge. I have joined the Lee County Pond Watch. This organization is a valuable asset in the testing and maintenance of community lakes. Each month I will take a sample from the lake and bring it in for testing. The water management team will then make recommendations based on results. While there is no easy fix except to wait for rain, there will be recommendations as to plants and fish that will flourish in both fresh and salt water.

We are still in the bidding process for carports, with price and sustainability being important factors considered in the decision. This also will happen after the completion of construction.

- Ruth Wedster

HVAC DRAIN LINES

Main HVAC lines will be vacuumed the last week in March, so you may hear gurgling sounds coming from your A/C closet. Pete, our maintenance man may ask owners on the first floor to use their lanai electrical outlet for a short time. Thanks for accommodating this request.

DAYLIGHT SAVINGS TIME

Don't forget to "spring forward" on March 12

ELEVATOR UPDATE

Temporary repairs were made and all eleven elevators are currently working. The actual repairs will most likely be completed in 8-10 weeks after we receive the parts.

ASSESSMENTS

It's also time to start thinking about paying your assessments by April 1

All owners may attend all meetings and you may sign up to speak for up to 3 minutes on any agenda item. If not an agenda item, you may speak to the board after the meeting has been adjourned.

SCHEDULED MEETINGS

Activities Committee - **Thursday, March 2 at 10 AM**

ARC (Architectural Review Committee) - **Wednesday March 8 at 10 AM**

Annual Members Meeting—**March 14 at 10 AM**

Finance Committee - **Thursday, March 16 at 10 AM**

Board of Directors - **Thursday, March 23 at 10 AM**

Official Notice of Board of Director's Meeting is posted on the Clubhouse bulletin board

Official meeting minutes are those that are approved and posted on the HP website

THOUGHT FOR THE MONTH

We can do no great things; only small things with great love.

-Mother Teresa

Book Club News

My sincerest thanks to all of our members and volunteers this season. Our challenges did not deter our volunteer spirit nor our membership participation.

The February session was in the capable hands of Anna Simmons and our March session will be in the competent hands of Loretta Norton. Thank you, both, very much.

Tuesday, March 21st at 3PM will be our next session held at the south parking lot tables. The selection is Early Morning Riser by Katherine Heiny.

Happy Reading!

Philly Evans



Moving Right Along

Reconstruction of the first floor is in full swing with CRC working in various stages throughout the community. Long-awaited drywall has been installed in buildings 2 and 3, with others falling in line as permits allow.

The electrician is at work behind the scenes and the pool repairs began this week. For those not in residence we'll post photos on the website so you can keep up with the progress. Meanwhile we've been making use of the umbrella tables set up in the south parking lot to play cards, to enjoy happy-hour food trucks, and to attend the February Board meeting.

Speaking of meetings, don't forget to vote prior to the Annual Membership Meeting. Votes must be received by 10 AM on March 14. Electronic voting opened last Thursday, and many have voted already. Paper ballots were mailed out on Friday, please return them along with your proxy as soon as possible so we reach the necessary quorum. Volunteers have been working in the clubhouse repairing drywall and repainting. The multi-purpose room won't be furnished yet, so if you're planning to attend the meeting, bring your own chair.

The Annual Meeting will mark the end of Chuck Kern's tenure as the Association's treasurer. Along with keeping the Association in excellent financial condition, he has shared his insight and provided counsel to the Board over the past decade. Please join me in thanking him for 10 years of dedicated service to Heritage Pointe.

Thanks for listening,

Char Creech
Board President

P.S. If you missed the February meeting, the Board voted to amend our documents to REQUIRE the Association to continue providing Master flood insurance. You'll see that proposed amendment in the voting packet for your approval. The ARC announced a change effecting replacement windows. We no longer specify certain companies as approved providers, only that they must be insured, licensed in Florida, and their product must meet Lee County's specifications.



Hi Everyone, I hope you're doing well.

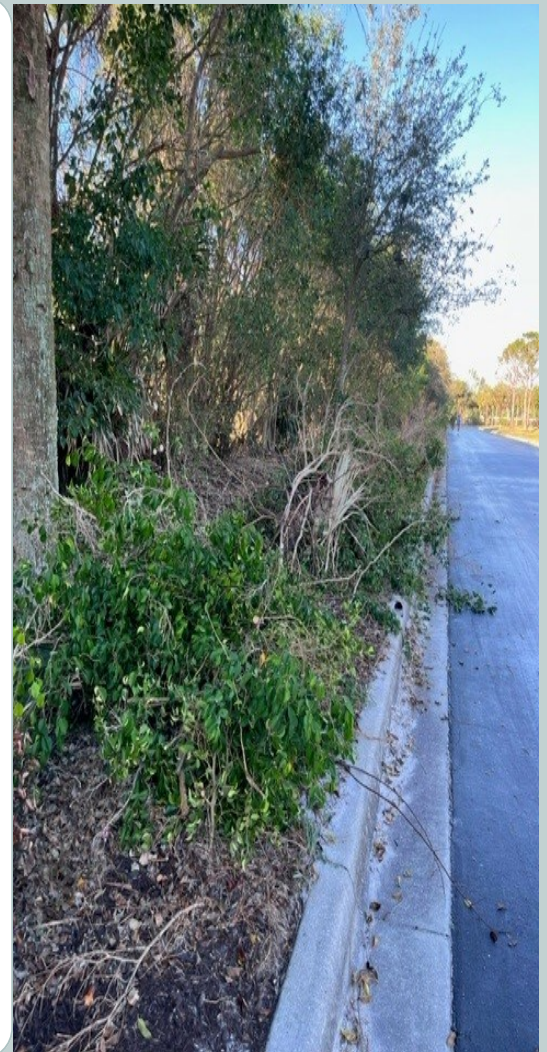
As we head into the 3rd month of 2023, there is some good news to report. The injector pump authorized by the board has been installed—see accompanying photos.

This injector will allow us to use the lake water for irrigation. If you're not aware, the surge water from Ian contaminated the lake with saline. The latest analysis showed saline level at 12.5 ppt, still unusable at its present level to use for irrigation. The aforementioned injection pump will add a solution that will help the plants absorb water but not the saline. I'm no chemist so I can only trust what I've been told.

Now that the injection system is installed, Everyday Maintenance can continue with repairs to our irrigation system. Once repairs are completed, the system can run as before—twice weekly. For those not here, the lack of rainfall and above-normal temperatures have really put a strain on our property's vegetation. Numerous trees and bushes have failed since the initial cleanup from Ian. Everyday continues to remove dead foliage and will continue to do so in the upcoming months—see photo.

That's all I have for this month. Thanks for reading my report.

Steve Hartley
VP-Director in charge of Landscaping



IAN INSURANCE RECOVERY UPDATE

This update summarizes information shared at the February 23 Board meeting relative to the funding of Ian recovery.

Flood

To date we have received \$15,128,647.75 from initial flood settlements and we have collected an additional \$110,000. in Special Assessment #1 to cover our flood deductible. The SRM mitigation cost for flood of \$4,115,589.60 far exceeds the amount in the insurance settlement. Altieri, our public adjuster, is working to get additional funds from insurance. We expect the flood rebuild by CRC should stay within the rebuild amount in the insurance settlements.

Wind

To date we have only received \$163,438.00 (net \$147,095.09 after Altieri 10%) for carports and those funds were put into the carport reserves by terrace. Altieri is also working the wind claim regarding mitigation, dry-wall repairs, windows, roof, and exterior damage. We did collect \$1,417,465.72 in SA #1 to cover the wind deductible.

We borrowed \$2.8 million from Reserves early on to help with cash flow which we will need to pay back. As of the end of January, we have spent about \$10 million in Ian related expenses. The total cost of this catastrophe could be \$25 million or more. We still have way too many unknowns to make a better estimate.

Bottom line is we need Altieri to get additional funds on our flood claim and enough on the wind claim to cover all wind-related cost to prevent the need for further costs to unit owners. If we end up with a shortfall, we can either special assess or secure loans to spread the cost over several years.

I know this is not the good news we wanted, and all of this will cause some extreme hardship to some of our owners, but the board is obligated to restore our community to the way it was prior to the storm. We all took a risk that we could get a storm in SW Florida even though none of expected this catastrophic event.

We will recover but it will take time and money.

-Chuck Kern, Treasurer

Association Board of Directors Contact Information

Char Creech, President: Governing Documents Review, Clubhouse, Office & Leases 513-702-5277
Steve Hartley, Vice-President: Landscape & Irrigation, Building Maintenance Assistant 309-642-7282
Marilyn Hartke, Secretary: Activities & Minutes 314-368-4329
Chuck Kern, Treasurer: Budget Workshop, Finance Committee Chair, Insurance Review 239-770-2248
Dennis Jawor, Director: Building Maintenance, Landscape & Irrigation Assistant 708-542-9102
Ruth Wedster, Director: Gates, Parking, Roads, Safety & Lake 773-230-0643
Ron Click, Director: Pool and BBQ 618-407-7920

Contact the board member for issues pertaining to their areas; or send an email to the office.

Committees

Activities: Chair, Marilyn Hartke, Glenda Bode, Nancy Copley, Janet Doremus, Cindy Hare, Alberta Mohnssen, and Connie Speck

Architectural Review: Chair, Jane Heston, Bob Butler, Louis States, Sue Wells and Ron Ledbetter

Finance: Chair, Treasurer Chuck Kern, Jack Norton, Arnie Strang, Paul DiFuccia, Bob Schriefer and Penny Yeandle

Compliance: Chair, Vickie Ryan, Tana Butler and Joe Giacomo

Sentry Management Contacts:

Ft. Myers Office Tel: 239-277-0112
Fax: 239-277-0114
12830 University Dr, Suite 150, Fort Myers, FL 33907

Mgr: Valerie Hoover 239-277-0112 x 51801
e-mail: vhoover@sentrymgt.com

Accounting: Maintenance fees should always be made payable to Heritage Pointe Master Assoc., Inc., include your account # and coupon. Mailing address is P.O. Box 30437 Tampa, FL 33630

Lease Application: Marge Metzler @ 239-277-0112 ext. 51828
e-mail: mmetzler@sentrymgt.com

Address: 9010 Pointe Club Dr.
Ft. Myers, FL 33908
Tel: 239-466-8418
Fax: 239-466-8146
www.heritagepointefl.com
www.heritagepointesite.com
email:
admin@heritagepointefl.com



ARC

Architectural Review Committee

Some of the items requiring ARC approval:

- Air Conditioner & Heating Replacement (includes either the entire unit, air handler only or condenser only)
- Entrance Enclosure (Screen doors)
- Entrance & Lanai Flooring (material & color)
- Indoor Hard Surface Flooring mainly sound proofing material
- Windows or Doors Replacement
- Lanai Sunscreens / Fabric or Metal Shutters
- Lanai Murals
- Entrance & Storage Door Hardware
- Window Coverings
- Material Alteration to Unit Interior

You may review all the specifications, appendixes, forms, approved choices from www.heritagepointefl.com

Frequently Called Phone Numbers

Advance Waste Disposal call 239-334-1224 Option 3 to get on the list for large items which are picked up on Fridays (set out on Thursday night if possible)

First Call (pest control) - 239-247-1534

CenturyLink (telephone) - 800-788-3500

Xfinity (Comcast) - 855-510-1609

FPL (electricity) - 239-334-7754

WATER UTILITY (main break) - 239-533-8845

EMS - 239-337-2000

SHERIFF - 239-477-1234

FIRE DEPARTMENT - 239-433-0660

Government Organizations

Social Security Administration - 1-800-772-1213

Lee County Court of Clerks - 239-533-5000

Lee County Property Appraiser - 239-533-6100

Driver's License Office - 239-533-6000 Option 4

Lee County Vehicle Registration -239-533-6000 opt 3

MARCH HERITAGE POINTE ACTIVITIES

As this unusual season continues, we are trying to offer some outdoor activities for your enjoyment. Next year will definitely be better!!

ROMEOS – **Romeos** has decided to meet every **Monday** at **9am** at **Summerlin Café**. In the past, they met twice a month. But in the interest of camaraderie, the group has decided to meet weekly.

BIKE CLUB – **Bike Club** meets weekly on **Tuesdays** at **9am** in the front of the **Clubhouse**.

CORN HOLE – **Corn Hole** meets weekly in the **South Parking Lot** on **Tuesdays** at **2pm**.

EUCHRE – **Paul Bessuille** has organized **Euchre** in various people's units on **Tuesday evenings** at **7pm**. If you are interested in playing, email Paul at hp.euchre@gmail.com for the details.

WIENIE WEDNESDAY – **Wienie Wednesday** will be held every **Wednesday**, weather permitting, at **noon**. **\$4** for hot dog, chips and soda/water. **\$2** for additional hot dog. Join us in the **South Parking Lot**.

MAH JONG – Mah Jong players meet in the South Parking Lot, Thursdays at 10am. All Welcome.

GOLF – **Paul Bessuille** has made arrangements for golf at **Whiskey Creek** on **Fridays** at **10am**. To signup, email Paul at hp.golf.group@gmail.com and he will provide instructions how to signup.

JULIETS – **Juliets** will meet on **Thursday, March 9th** at **Cantina Loredo** at **12:30pm**. Signup in the **Clubhouse** by **noon** on **Monday, March 6th**.

YANKEES/TWINS GAME - A group of 73 HP baseball fanatics have been organized to attend the game on **Monday March 13th** at **1:05pm**. We are hoping to **carpool** to the stadium. Anyone who has room in their car or anyone who needs a ride, should contact **janetdoremus@aol.com** by **March 10th**.

ANNUAL HOA MEETING – The Annual Homeowners Association Meeting will be held on **Tuesday, March 14th** at **10am** in the **Ballroom** (we hope, if not, in the South Parking Lot). We encourage everyone to attend, as there is a lot going on due to Hurricane Ian and the election of new Board Members, to mention a few.

SUNSET CRUISE on **Salty Sam's Pirate Ship** on **Thursday, March 16th**. **SOLD**

OUT – Contact Marilyn Hartke to be added to the Wait List.

Boarding begins at 6pm; members of the Activities Committee will be at the boat to exchange the blue tickets you received at signup for your boarding pass for the boat. So please remember to bring your blue tickets with you. The boat leaves

promptly at 6:30pm from Salty Sam's Marina, by the Parrot Key Grill and returns at 8:30pm.

There are 2 restaurants on site if you care to eat before or after the cruise, check out their website <https://www.floridapiratecruise.com/> for further information.

BOOK DISCUSSION - Do you like to read? Join your like-minded Heritage Pointe friends at the monthly **Book Discussion** on **Tuesday, March 21st at 3pm**. This month's book is "**Early Morning Riser**" by **Katherine Heiny**. **Loretta Norton** will lead the discussion.

SINGO with DEE DEE – Come join us in the South Parking Lot at 2pm to play "SINGO" with Dee Dee, which is bingo with songs, rather than letters and numbers. Please bring your own snacks, beverages, and chair. Should be a lot of fun!!

FAREWELL PARTY with JASON will be held on **Monday, March 27th at 4:30 pm** in the **South Parking Lot.** **Jason** will provide the music for your dancing pleasure and **Haney's Food Truck** will be on hand to offers sandwiches or salads for your dining pleasure. Menu and Signup Sheet available in Clubhouse. **Signup** is required by **March 23rd** if you plan to partake of the food truck offerings. Please bring your own beverages and chair.

COMING IN APRIL...

On **Saturday, April 1st** the Activities Committee will host an **Appreciation Dinner** for all the wonderful volunteers who spent their precious time trying to get our community back to its normal state. We have a very talented and hard working group...and we would like to thank them all for everything they have done on our behalf.