

THE ANCHOR

HERITAGE POINTE NEWSLETTER
SEPTEMBER 2023



Clay's Corner

It's hard to believe September is already here! Many residents will begin to return to Paradise and it will be great to see everyone! Your Board and all of our committees have continued to meet during the summer months, fixing, planning, and restoring Heritage Pointe to the great community we resided in pre-Ian. Our Activities Committee has brain-stormed lots of fun things for this upcoming season.

As you've seen in previous Newsletters – much has been accomplished by everyone working together. As you know, our complex has been under construction all summer, recovering from the effects of Ian. We are making good progress, and we all wish it would be faster. We want our first-floor owners to be able to get back in their units and enjoy their condo this upcoming season. We meet with CRC every Wednesday to review progress and address any owner issues. If you are an owner with damage, and CRC is working on it as part of our complex insurance, you are the control point to ensure your condo is fixed. As your condo is nearing completion, you will be able to create a punch list of items that you feel need to be addressed by CRC. Once CRC has completed the punch list to your satisfaction, you will sign a form stating your condo repairs are complete. That is a very important step. It allows our Treasurer Paul DiFuccia to compare the work to the invoice we receive. So please send a copy of the completed punch list to Melissa. We appreciate everyone's cooperation on this important final step.

One of our owners, Bill Weigel, Unit 421, suggested we let owners know what work has been accomplished since Hurricane Ian. He listed the following items:

- SRM hired within days, debris removed, mitigation begun in all 1st floor units
- Temporary elevator repairs done
- Flood damaged cars removed
- Windows boarded
- Front gate and opener repaired
- CRC hired for 1st floor reconstruction
- All reconstruction scheduled to be done by 9/29
- New windows installed
- 6 phase landscaping remediation plans developed
- Phases 1 (Sprinklers) is done, the rest waiting for funds
- Pool drained, cleaned, retiled, deck painted
- New pumps for the pool
- Clubhouse reconstruction in progress completion by January Target
- Parking structure bids received waiting on cash flow to pull the trigger
- Complete elevator renewal in progress completion by January Target
- Our Treasurer Paul spending hours detailing insurance money received and claims still outstanding, as well as, hiring experts to aggressively pursue getting maximum insurance money from our claims
- Lake salinity dropping - (come on Mother Nature, we need your help on this one)
- Lake fountains replaced once salinity drops

I want to thank Bill for his contribution to this article. An enormous amount has been accomplished. Every building has work going on, and buildings 1-4 are on their punch list items. In October we will be meeting in a budget workshop to prioritize all funds needed for additional complex repairs and general operations and reserves. As with all our formal meetings everyone is welcome to attend and observe the budget preparation process.

Board Business – in case you missed it.

The Board has agreed to a new contract with Hotwire. It will include HDTV and internet service for all units using Fiber Optics. This agreement is now signed and complete. Meetings will start next week to work with Hotwire on installation details. More details will be coming as we plan the implementation with Hotwire. We anticipate completion and startup of the service by 10-01-24.

I look forward to seeing all of you this season, and if you're returning from out-of-state, I wish you safe travels!

Until next time..... Regards, Clay Snyder

(P.S. The picture above is me in 1949. I'm 3 years old and trying to convince my father it's not too soon to learn how to drive! It must have inspired me, I worked in the Auto Industry for 42 years!)

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 -
Monday, September 25 at 10 AM

ARC (Architectural Review Committee) -
Wednesday September 13 at 10 AM

Finance Committee -
Thursday, September 21 at 10:30 AM

Board of Directors -
Thursday, September 28 at 10 AM

Official Notice of Board of Director's Meeting is post-ed on the HP website
Official meeting minutes are those that are approved and posted on the HP website



Treasurer's Report

Hello Neighbors,

Flood Insurance update: To date, our supplemental flood insurance claims have been successful on seven buildings. These brought in \$2.67 million. If our success continues, we project another \$1.1 million for the last three buildings and clubhouse. Our thanks to the first-floor owners who have returned their surveys to Altieri. Initial reports from Altieri indicate that we may be able to use your feedback as the basis of yet another supplemental claim.

Wind Insurance update: Given the continued "no response" from our wind insurance company, the board has decided to begin legal action. We have contracted with a firm who specializes in this area. They agreed to accept payment as a percentage of any award. This looks to be a protracted process, however, as they advise that it could take till January, 2006, before we go to trial. Our hope is to reach a settlement with the insurance company before having to go to trial, but that could still take us well into 2025. We are continuing to follow through on the GCI window report. The findings are being costed out and we plan to file another wind claim to add to the list.

Possible Special Assessment #3: Even if our battles for additional insurance payments are successful, we are still faced with items which are not covered by insurance. Things like carports, landscaping, fencing, and pool were not covered by insurance. We also have several situations where the insurance payments received do not cover 100% of the expense. The finance committee has advised the board that a third special assessment, due in the November/December 2023 period is warranted. Amount to be determined.

Loan Progress: Discussions with several banks have hit a dead end. They are now requiring that we move all our funds into their banks as a condition for consideration. We continue to pursue other institutions but are mindful that loan interest (quoted at 8.5% and up) would put a sizable additional financial burden on owners.

Thank you for your continued support.

Paul DiFuccia, Treasurer



Landscaping News

The majority of the damaged trees and bushes have been removed and with most of them the stumps have been removed. There are a few that might need Owner vehicles moved in order for access of the grinder to the stump. We will try to notify when scheduled to move those vehicles for a few hours.

The new Irrigation system previously reported is in process and should be done in a week to 10 days. This system was modified from the much larger, costly Outer Loop that will need to be repaired at a later date. This new system will allow watering of the gate and entrance area.

Plans are being submitted for the gate, clubhouse entrance, circle, around the clubhouse and pool. We are reviewing and having conference calls with Landscape Designers looking for the best package. We will also be looking at designs for the Bldgs., for early 2024.

We are reviewing second bids for our Annual Landscaping Contract and will be deciding in September.

All for now.

Scott Lightner, Director in Charge of Landscaping

HOURS OF OPERATION

Clubhouse is **CLOSED** until further notice.

Pool & Spa are open Dawn to Dusk everyday

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

OFFICE WILL BE **CLOSED** MONDAY SEPTEMBER 4, 2023
FOR LABOR DAY

OFFICE WILL BE **CLOSED** ON FRIDAY SEPTEMBER 22, 2023
AT 12:00 PM

Book Club News

Winter 2024 Schedule

Jan. 23

Lessons in Chemistry
by Bonnie Garmus

Feb. 27 Verity

by Colleen Hoover

Mar. 26

Little Fires Everywhere
by Celeste Ng

Happy Reading!
Philly Evans

WELCOME NEW OWNERS

Unit 518—Virginia Pollert
Unit 634—John & Linda Aiello
Unit 846—Michael Mackes
Unit 1044—Janie Castle & Daniel Dawson

THOUGHT FOR THE MONTH

Open your eyes to the beauty around you, open your mind to the wonders of life, open your heart to those who love you, and always be true to yourself.

– Maya Angelou

POOL RULES

- No glass anywhere within the fencing area around the pool/spa.
- No night swimming, pool closes at dusk EVERYDAY
- No drinks or food are allowed in or around the pool or spa
- No nude swimming, wear a bathing suit
- No saving chairs or lounges
- Please use the outdoor showers to clean off your skin before going swimming

For your safety we kindly request that you evacuate the pool or spa once it is evident that a storm is approaching or if you hear thunder.

REMEMBER,
IF IT ROARS, GET INDOORS!

Just a heads up:

2023 Annual Fire Sprinkler Inspections will be September 26—October 3.

Week of November 6th the A/C lines will be cleaned.

BUILDING CLEANING

Green and Clean will begin the wet washing of buildings 1 through 4 this month. Please check the calendar as to when your building will be clean.

Please clean up any spills that you create!

HURRICANE SEASON

You may download the “All Hazard” guide from the following websites:

www.nhc.noaa.gov or
www.LeeEOC.com

This guide has information gathered by the experts including items to place in your kit, knowing the details of your insurance, evacuating to a shelter and much more.

We are in Hurricane Evacuation Surge Zone A.

Association Board of Directors Contact Information

Clay Snyder, President: Governing Documents Review, Office & Leases 586-350-9862

Ruth Wedster, Vice-President: , Director: Gates, Parking, Roads, Safety & Lake 773-230-0643

Marilyn Hartke, Secretary: Activities & Minutes 314-368-4329

Paul Difuccia, Treasurer: Budget Workshop, Finance Committee Chair, Insurance Review 814-450-6766

Dennis Jawor, Director: Building Maintenance, Clubhouse, Landscape & Irrigation Assistant 708-542-9102

Ron Click, Director: Pool and BBQ 618-407-7920

Scott Lightner, Director: Landscape & Irrigation, Building Maintenance Assistant 814-873-1406

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, Roslyn Johnson, Scott Lightner, Alberta Mohnssen, and Connie Speck

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

Finance: Chair, Treasurer Paul DiFuccia, Allan Fentner, Jack Norton, Arnie Strang, , Bob Schriefer and Penny Yearndle and Chuck Kern.

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

Manager: Valerie Hoover 239-277-0112 ext. 51805

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: Roxanne Wolf @ 239-277-0112 ext. 51800

e-mail: rwolf@sentrymgt.com

Mail to Ft. Myers office

Address: 9010 Pointe Club Dr.
Ft. Myers, FL 33908

Tel: 239-466-8418

www.heritagepointefl.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

September 2023



October '23						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	
27	28	29	30	31	1	2	
3	4 OFFICE CLOSED  LABOR DAY	5	6	7	8 B-1 CLEANING	9	
10	11 	12	13 ARC 10 AM	14	15 B-2 CLEANING	16	
17	18	19	20	21 FINANCE 10:30 AM	22 B-3 CLEANING	23	
24	25 ACTIVITIES 10 AM	26 Annual Fire Sprinkler Inspections	27 Annual Fire Sprinkler Inspections	28 BOARD 10 AM Annual Fire Sprinkler Inspections	29 B-4 CLEANING Annual Fire Sprinkler Inspections	30	
1	2	Heritage Pointe 9010 Pointe Club Dr. Fort Myers, FL 33908				www.heritagepointefl.com Email: melissastanford@heritagepointefl.com Phone: 239-466-8418	