

## *Green Cove Resort 1 October Newsletter*



### **Our Summer Season in Review**

A huge thank you to the Social Committee for bringing many enjoyable activities to Green Cove this past season! Owners enjoyed our First Friday Food Trucks, Garage Sale, Meet and Greet, the Picnic following the Annual Meeting, the 4th of July Golf Cart, Pet, and Bike Parade, Bingo, and Cornhole Tournament. With 2 of 3 Board Members being new, a schedule of informational meetings was created, with the Social Committee providing treats at each meeting. A special thank you to our crew that kept the pool and fish cleaning stations clean and running this Summer!

### **Plumbing Update**

**Phase 2 of the plumbing project is now complete in buildings 16 through 31.** Phase 2 includes replacing the remainder of the 1-1/2" main line that runs the full length of the building in the crawl space with new piping that will be heat taped and insulated. Installing new 3/4" branch lines off of the main line and connecting to existing pex right before it goes through floors. The branch lines will have new shut off valves installed (in the crawl space) and will also be insulated. The water spigots will also have new lines and new shut off valves and will also be insulated. All of this work will be in the location of the crawl space. **Beginning this Fall, buildings 1 through 15 will have individual shut-off valves and drain pipes installed in the carport closets.** You will be notified via email or phone call when the work to your building will begin so that you may clear a space in your carport closet. Gary Newman will continue to create a list of individual shut-off valves already installed throughout our property and will create a schedule of when buildings 16 through 31 can expect individual shut-off valves to be installed.

### **New Bylaw Amendment Proposal**

Attached to this email (or included in your standard mail envelope) you will find a consent ballot and proposed amended bylaw language allowing us to increase our Board from 3 members to 5. We will need 75% of all owners to approve the change to amend our bylaws. Please see the attached cover letter for further details. If passed, we will elect 3 new Board members at the next Annual Meeting in June 2024. **Regardless of whether or not you are in favor of the amendment, please submit your consent ballot as soon as possible.**

### **Fall Clean Up Scheduled**

The landscaping committee invites you to join in a volunteer ground clean up event at 9:00 am on Saturday, September 23rd. Email Mike Hammer at [hammdown@yahoo.com](mailto:hammdown@yahoo.com) for details.

## **Keeping Carports, Stairwells, and Exterior Clean**

Please do your part! It is a health and safety hazard to block stairwells and carports with trash and other items in the event that EMS or the Fire Department needs to enter a unit quickly. The area in front of the crawlspace must also be clear for plumbing projects. This includes the mess that is created by feeding the wildlife. **Please do not feed the wildlife!** Thank you to those owners who go the extra mile to keep the exterior of the building clean with small landscaping projects, etc. We ask that everyone share in a sense of pride and ownership that truly makes a difference!

## **Rental Policies Enforced**

Your Resort 1 Board of Directors are committed to making our community safe and enjoyable for all owners. This includes the enforcement of our Bylaws with respect to the rental policies. Many owners have expressed frustration over owners who do not communicate our rules and regulations with renters causing problems with noise, parking, etc. and a high turnover from night to night with different renters, which is also against our Declaration of Ownership. A reminder that those who rent their unit need to pay \$1.00 per day of each rental, according to Article 4, Section R of our Declaration of Ownership. The \$1.00 per day should be submitted quarterly with your quarterly assessments (dues).

## **News from our Dockmaster**

Dockmaster Chirstine McKim would like to thank everyone for their cooperation in turning in proof of boat insurance. **Remember that ALL boats must be removed from the docks by October 31st. This includes the finger docks.** Our time for dock repairs is limited due to winter weather.

## **Preparing For The Fall and Winter Season**

**Please make sure your heat is set at a minimum temperature of 55 degrees throughout the late Fall, Winter, and early Spring seasons.** The heat must remain on and maintenance will have to enter your unit if the heat sensor located in the carport area indicates that your heat is turned off. If you have a water shut-off valve in your outside closet, please turn your water off. Please do your part! Water pipes freezing cost us all a great deal of money and inconvenience. To help ensure that each approach is clean during Winter snowfalls, please park your cars under the carport. Our service will plow when snow reaches 2 inches deep.

## **Board of Directors Preparing 2024 Budget**

Attached to this email, you will find a useful chart that explains where each individual dollar of your dues is spent. The chart, along with other useful information and great pictures from our Summer events can be found on our website at [greencoversort1.net](http://greencoversort1.net).