

❄️ *Green Cove Resort 1 December Newsletter* ❄️



The Board of Directors and property manager Gary Newman wish you a Happy Holiday Season and the very best in the upcoming New Year!

Bookkeeper Sara Hanselman Announces Retirement

After many years of dedicated service, Sara Hanselman has retired. We wish her all the best for a long, happy, and healthy retirement!

Welcome M2 Management

With Sara's retirement, The Board of Directors investigated many options for her replacement. We gathered information and received price quotes from individuals, accounting firms, and management companies. After careful consideration, we chose M2 Management based on the products and options they can offer owners at a competitive price. **Please carefully read the enclosed information from M2 Management! Also note that payments can no longer be placed in the black lockbox at the pavilion or mailed to 6397 Teal Bend. If you choose to continue mailing your payments instead of paying through another option, you must use the address given to you by M2 Management.** They will be handling our quarterly dues/assessments beginning with the 1st quarter due on January 1st.

Quarterly Dues/Assessment Increase Effective January 1st

Through careful deliberation, your Board of Directors has determined that quarterly dues/assessments must be raised 20 % per parcel value. Here is a breakdown of what this will mean for each owner:

Par 1 (1 bedroom): \$32.00 per month increase to equal a total of \$576.00 per quarter

Par 1.5 (1.5 bedrooms): \$48.00 per month increase to equal a total of \$864.00 per quarter

Par 2 (2 bedrooms): \$64.00 per month increase to equal a total of \$1,152.00 per quarter

Par 2.5 (2.5 bedrooms): \$96.00 per month increase to equal a total \$1,488.00 per quarter

News from the Dockmaster

Before you know it, Spring will be upon us. Owners wishing to rent their docks must complete an updated contract that will be available on the website by January 1st. Please complete and return the contract to Christine McKim at your earliest convenience. It is up to owners to provide accurate and up to date insurance information before launching vessels. Owners that rent are responsible for emailing the dockmaster the arrival and departure dates and insurance information 2-3 days in advance. Boats will not be allowed to dock at any Green Cove Resort 1 dock unless a valid sticker is clearly displayed on the boat's dockside window. Valid stickers will be provided by the dockmaster the week of April 1st after the boat owner has provided proper proof of boat insurance. Christine can be reached at greencovedockmaster@gmail.com.

Snow Plowing and Winter Weather Reminder

To help ensure that each approach is clean, please park your cars under the carport. Our service will plow when snow reaches 2 inches deep. **Please make sure your heat is set at a minimum temperature of 55 degrees. The heat must remain on throughout the late Fall, Winter, and early Spring seasons. Propane or kerosene heaters are prohibited for use inside the condo units.** A minimum temperature of 55 degrees must be maintained even if your water is shut off. **If you are renting your unit, it is your responsibility to make sure your renter is following all association rules, including the heating protocol of 55 degrees.** If you will not be using your condo for a period of more than a few days and have an individual shut off valve, please turn your water off and drain the water out if possible. If you do not yet have an individual shut off valve, please contact Gary Newman at 419-707-0550 to have the water shut off in the main crawlspace. A reminder that all non-emergency calls to this number should be placed between 9 am-4 pm Monday through Friday.

Rental Policy

A reminder that Units are not to be rented to more than 1 party in a 7 day period and the owner pays \$1.00 per day to Green Cove Resort 1 at each quarter. Please refer to Article 4, Section R of the Declarations of Ownership. Thank you to all those who have already complied! The Board of Directors is committed to seeking solutions to the numerous complaints received about renters who do not respect our rules and regulations. Ultimately, the responsibility falls on the owner of each unit to enforce our association rules to each renter.

Plumbing Update

Phase 2 of the plumbing project has now been completed in 20 buildings. Along with the completion of Phase 2, Gary Newman is working with Down Under Plumbing to install individual shut off valves and create a list of all units that already have shut off valves. The project will continue throughout the Winter and early Spring as weather permits. Our plumber must have access to all crawl spaces to complete the project. Please keep your carports clean!

Website and Email Address

Please go to our website at greencoversort1.net for important information and documents. Beginning in January, updated maintenance forms and a new form for remodel requests will also be on the website. **In the coming weeks, there will also be a direct link to M2 Management on our website.** All correspondence to the Board of Directors should be sent to our email address greencoversortone@gmail.com. Please follow the enclosed instructions from M2 Management and direct questions regarding any payments to the email they provide.

Annual Meeting

Our annual meeting is scheduled for Saturday, June 8th at 4:00 pm in the pavilion. The Social Committee will have a full schedule available in the next newsletter of several fun events the entire community can enjoy this coming Summer!