



estero coye news

April, 2007

Volume 07 Issue 1

Finance Update

We have just received our Review from our accountants. We were under budget for 2006.

This year's budget looks good with savings from the new pool heater. The electric heat pump is more economical than the propane heater.

We have spent a great deal of money upgrading fire pumps, water pumps and general maintenance and the elevators. I would like to see attention directed to our reserve funds so we can keep our buildings in good repair and appearance.

The final elevator repair to Building 2 will be completed this summer, completing this project.

I think we were fortunate to have completed this project with only a \$500.00 special assessment.

We thank you for your prompt payments of fees and special assessments.
Gene Darin, Treasurer.

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Highlights from the Board President

...Property is Looking Great!

The property is LOOKING GREAT! All buildings have been landscaped and are being watered by residents of each building. The trees that were planted by the bocce court are doing well. The parking lot has been sealed and looks good.

The pool propane heater has been replaced with a new electric heat pump. This has greatly reduced our cost of heating the water and the temperature is more consistent.

Building 3 elevator was completed in early March. All 5 building elevators are now reliable and Estero Cove is again one big happy family.

Mike Becker, the beach Fire Chief, spoke at our February meeting about the plans for the new Fire substation. The building will be behind CVS in the Cap Plaza. Construction will not begin for at least a year.

THANK YOU!! Thanks to all of you for using the sidewalks to CVS. The grass is slowly recovering.

Finally, again I would like to thank the volunteers for their time and money to make Estero Cove the best place to live on the beach!

Landscape Update

The goal for 2007 was the refurbishing of the area around the tennis court. The old bushes were removed and 96 Arboricola plants were planted around the court. Three (3) Queen Palms were planted in front of the tennis court.

Some evergreens in the south area in front of the office died and were replaced by 24 new plants. All five (5) buildings have had dead plants replaced, plus some additional new plants.

Residents from Building 2 installed a fountain in their garden area.

Painting –

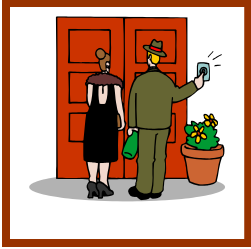
There will not be a building painted this year, 2007. The paint is now guaranteed longer and we are accumulating too many layers on the stucco.

We will be painting the stairwells and walk ways in buildings 1, 2 and 3.

BUILDING 2

Building 2 elevator will be upgraded beginning the week of June 4, 2007.



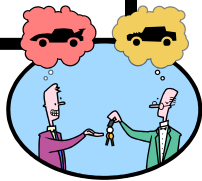


We Love Company, But...

As we have notified owners several times in the past, owners are responsible for enforcing all of the Association rules and can be fined if they are not followed...whether it is family, friends, guests, realtors or renters you are responsible for the problems. We are going to get tough on the rules. And those who continually violate them will be contacted by our Fining Committee.

Our Condominium Documents mandate that owners rent their units no more than once a month. Section 13.2 and 13.3 read, in part: "A unit may be leased with the minimum lease term being thirty (30) days. No lease may be for a period of more than (1) year...No subleasing or assignment of lease rights...no one but the lessee, his family within the first degree of relationship...and their guests...may occupy the unit...total number of overnight occupants of a leased unit is limited to six (6) persons."

Residents are reminded that even if their cars are left with "car sitters", our rules require that a set of keys be left in the office for emergencies..



KEYS & FEES

REMINDER!

IF AN OWNER DECIDES TO CHANGE THE LOCKS TO THEIR ENTRY DOOR, THEY MUST NOTIFY THE MANAGEMENT AND PROVIDE A KEY TO THE OFFICE. THE TYPE OF LOCK MUST BE A SCHLAGE LOCK AND IT MUST BE KEYED TO THE MASTER KEY. Also, remember that the Board of Directors unanimously approved a schedule of service fees which went into affect on January 1, 2006 for non-emergency key and other requests from the office.

Check Your Wheels

Bike owners must obtain tags in the office for their bicycles. Bicycles not tagged at the end of a season will be discarded, or donated to the tag sale or charity.



CAR STOPS

Some of the broken car stops in the parking lot and under the buildings will be replaced this summer. Volunteers will paint and stencil them in the fall.

Turning on Your Water

AS OWNERS AND RENTERS LEAVE PLEASE REMEMBER TO TURN OFF YOUR WATER. PLEASE PLACE A REMINDER THAT IT IS RECOMMENDED YOU TURN YOUR WATER BACK ON SLOWLY UPON RETURNING TO YOUR UNIT. IF IT HAS BEEN OFF FOR AWHILE A SUDDEN BURST OF PRESSURE CAN CAUSE PROBLEMS. YOU CAN GET SUCH NOTICES IN THE OFFICE. PLEASE TELL YOUR RENTERS & CLEANING PERSONNEL!!

REGISTRATION IS NECESSARY

PLEASE, PLEASE, PLEASE, be sure that all owners, renters and guests register at the office and get a tag for their vehicle. While renters and guests are to take their problems to the owners, **NOT the manager**, we still want to be able to track people on the property for emergencies, misdirected mail, security and other matters. Please cooperate with us on this!



IMPROVING COMMUNICATION

Finally, this newsletter will be posted online. If you have given us an e-mail address you will not be receiving a hard copy of this newsletter. We are trying to save time and mailing expenses.

Keep up-to-date on the activities of Estero Cove, including Board meeting minutes, by visiting our web site www.esterocove.com. Ideas and photos relating to the business of the Association are always welcome. Email the manager or the president from links on the site.

We also have substantive owner e-mail lists now. If you would like to add or change an address, contact Sue Fisher in the office.

ATTENTION OWNERS:

You will be receiving a copy of the revised Estero Cove Association Rules & Regulations. They will be sent in the next few weeks. They also will be posted on the Estero Cove website at <http://www.esterocove.com>

IMPORTANT REMINDER

Owners please remember to provide your renters with stairwell and elevator keys in addition to the condo keys.

Also, provide them with a copy of the Rules and Regulations and be sure they know to register in the office and get a vehicle tag upon arrival.

These things are owner responsibilities, NOT office.

Social Committee News



The Estero Cove Social Committee is a group of women who volunteer their time and often their husband's time to organize and sponsor activities that promote a sense of community among Estero Cove residents.

Activities for the 2006-07 season included: potluck, cocktail and breakfast gatherings, hot dog and hamburger lunches, the annual rummage and bake sale, and the Italian dinner. Projects this season included the purchase of 30 new lounge chairs for the pool area and materials to repair the fishing pier. Volunteers also continued to sell Estero Cove caps and bags.

We wish to thank everyone who volunteered their time and effort this season. As with any volunteer organization, we are always delighted to see new faces. If you are a resident at any time from November through April, we invite you to join us next year.

Questions or comments? Contact Nancy Brierley at (239) 765-0658

The Social Committee Officers for 2007/2008 are Nancy Brierley, President; Nancy Darin, Vice President; Jody Haerr, Treasurer; and Leslie Shaffer, Secretary; Rummage Chairs; Judy Alderton, Sylvia MacDonnell & Mary Sebastian



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Estero Cove Condominium Association



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About Our Board of Directors...

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Our Board Meetings

Board meetings are held at 9 a.m. the last Tuesday of every month, except in the summer. Keep up with the meeting minutes by visiting our website at <http://www.esterocove.com>

