

HOURS OF OPERATION

Clubhouse is **CLOSED** until further notice.

Pool & Spa are open Dawn to Dusk

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

OFFICE WILL BE **CLOSED** JULY 3-
JULY 10.

THE ANCHOR

HERITAGE POINTE NEWSLETTER
JUNE 2023



HURRICANE SEASON BEGINS ON JUNE 1

Go to www.nhc.noaa.gov to see how to prepare before the tropical storm or hurricane.



Greetings to All for my first formal Communication to the Community.

As you should know I am the new Director in Charge of Landscaping and other things I did not know came with that.... But am committed to getting Heritage Pointe back and beyond to where it was before IAN destroyed our beautiful Community. Initially the priority is to get the irrigation system operational to save those areas from further damage. That process is the repair and replacement of the Inner Loop of the 2 irrigation systems. The Inner loop controls all the water for both the lake side of the buildings and the parking side. The salt water from IAN destroyed the underground wiring system to the point where the automatic

scheduling of watering could not be done. We could not delay any further, so we set up manual watering by using the in-ground valves until the System is back. Concurrent with manually watering we are now trenching to lay new wiring to get back to the Automatic watering. This should be done in early June.

The Outer Loop, which covers the outer perimeter of our property will require more extensive repair as the surge and salt water up-lifted the wiring system along with the pipes being broken from the trees being up rooted. This is going to take more effort and cost than the Inner. We will look at those areas in the same fashion as manually watering but that comes with a cost that we will review to be cost effective.

Currently, I have sent out requests for Landscape Designers to review our community with the initial scope of the Entrance, Gate area, the avenue into the Club House, the Circle in front of the Club House, the area around the Club House and Pool. These Plans will be reviewed by the Board, ARC, and hoping to get a small Landscape Committee.

Further plans will be looked at also around the Community where we have lost many trees, flowers, and bushes. I have received suggestions from Owners, and all are being considered.

I would like to Thank Bob Kostyrka, one of our Residents, for being my eyes, and ears as he is on the ground at HP keeping an eye on things and hosting any of the Designers as they visit.

All for now.

Scott Lightner, Director in charge of Landscaping



Clay's Corner

The very first "Clay's Corner" I wrote was in April of 2013, and the last in 2017. I did not think I would be writing another one. But on May 3rd I was both appointed to the Board and elected President to fill out the rest of Char Creech's term. Scott Lightner was also appointed to the Board at that time and volunteered to take on Landscaping responsibilities. Welcome Scott! For those of you who may not know, on May 1st both Char and Steve Hartley resigned from the Board.

Ian has caused a tremendous amount of damage to many communities. We can certainly attest to that at Heritage Pointe, and it has also taken a huge toll on condominium boards. As I look through hundreds of emails to see what has happened since Ian, I can see why. First, I want to recognize Char and Steve for their many years serving our Heritage Pointe community. Char and Steve were on the Board for 5 years. Char serving as Vice President and President, and Steve as Secretary & Vice President. In addition, they both had Area Responsibilities, Char with the pool and Steve with Landscaping. And I know Char was Dave Prewitt's backup on the pool long before she served on the Board. I want to personally thank them for their many years of service and work for our community. Char and Steve worked tirelessly to bring HP back to where we are today. It is much appreciated, and I wish them well on their next endeavors, hopefully which will be completely enjoying retirement!

Many of you know me, but for those who do not, here is my background. Barb & I bought our condominium in 2008. Back in 2008 we still had Terrace Boards. I joined the Terrace 3 Board in late 2008, and then was elected President of T3 Board for 2009/2010. In 2009 I also ran for the Master Board and was elected. My first Area of Responsibility was Landscaping. In 2008 Don Ambrose, a Board member collaborating with our President Garnet Carney, began a path to a Corporate Merger at HP. In 2010 Garnet asked me if I would collaborate with Don to complete the Merger. I did, it passed, and in 2010 I was re-elected to the Board and was elected Treasurer. It was clear to me that in this position, we needed a formal Finance Committee, so I went about recruiting a person from each Terrace to be on it. On 10-21-10 our first meeting was held. In 2013 & 2015 I ran again for the Board and was elected President. In 2017 I chose not to run again and here we are today.

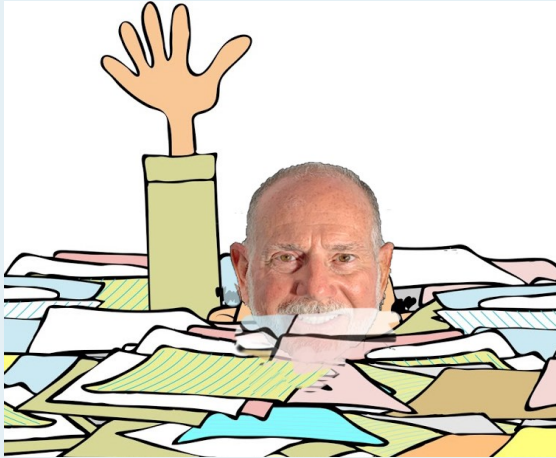
Let us talk about Ian. My heart goes out to all our first-floor families so affected by this Hurricane, and to those on the second to fourth floor also damaged by Ian. Recovering from this is and has been a daunting task. Your other Board members, your CAM Valerie, and your Office Administrator Melissa have been working many hours to help us get through this. We have many processes to navigate through, like FEMA, Jackson Scope, Flood Insurance, Wind Insurance, Legal Requirements, as I am learning. Your Board's goal is to return Heritage Pointe, for all owners and guests, to the Heritage Pointe before Ian. There will be concerns, delays, disagreements, questions along the way but we will get there!

We will keep you informed about our progress as we move along. Using both our monthly newsletter and email blasts.

Until next time.....

Regards,

Clay Snyder, Board President



TREASURER'S REPORT

Happy to report that progress has been made and some first-floor units are near completion. We are working to support the re-occupancy process with our first-floor unit owners. Suffice to say this comes with many details that need to be worked through. That, coupled with lan issues throughout, makes for a very busy time. We will continue to do our best to provide clear information to all owners on a timely basis. Your positive feedback to date has been much appreciated. Thank you for your understanding and patience as we work through this process together.

Special Assessment #2-Please check your ledger to ensure that your May 1, 2023 special assessment # 2 payment was made. For those of us on "click pay", the payment was not automatic. If it still shows unpaid, please go into your click pay account, select "pay now", find the line "S/A-lan (5000.00)", then enter your payment amount in the block to the right, then click "apply" and follow the prompts from there.

Insurance-Supplemental flood insurance claims in the amount of \$4.7 million have been filed. We are waiting for a response from the insurance company. On the wind side, GCI should complete their wet inspections of the windows in mid-June. Once their report is received, Altieri will proceed with filing a supplemental wind insurance claim which is projected to be for over \$8.0 million. We are told that it could take months before we hear back on both the flood and wind supplemental claims. We will keep you informed.

Investments-We are in the process of establishing an investment account with UBS Institutional. This to make our funds work harder for us. As per our investment policy, only investment vehicles that are fully insured, with no risk to the principle will be used. At this writing, the focus is on T Bills. They are liquid, fully backed by the US government and currently yield 5.59 %. This increased yield on our funds will significantly reduce the pressure for a future assessment.

With confidence that we will restore our beautiful place in the sun,

Paul DiFuccia, Treasurer

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 June 14 at 10 AM**

Finance Committee - **Thursday, June 15 at 10:30 AM**

Board of Directors - **Thursday, June 22 at 10 AM**

Official Notice of Board of Director's Meeting is posted on the HP website

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

WELCOME NEW OWNERS

Unit 226—Douglas & Jean Ann Stong
Unit 321—Donna Petzold
Unit 341— Sandra Butalla
Unit 832-Bob & Heidi Nichols

FAITH AND FREEDOM CONCERT

Come celebrate the 4th of July Holiday weekend listening to the combined Shell Point Singers & Village Church choir perform many of your well-known and loved patriotic songs. Included are God Bless America, Let There Be Peace on Earth, Salute to the Armed Forces Medley, God Bless the U.S.A., a Patriotic Sing-a-Long and more of your favorites!!

This hour long concert will be on Sunday, July 2nd from 6-7:00 PM at the Village Church at Shell Point. Concert is **FREE!** For directions or any other questions, please call Anita Ledbetter, one of the chorus members at 574-870-4478.

Hope to see you there!

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 Kristen Hannah

Happy Reading!
Philly Evans

THOUGHT FOR THE MONTH

"There is nothing impossible to they who will try."
— **Alexander the Great**

MAINTENANCE FEES

Next quarterly payment is due July 1.

AFTERNOON STORMS

For your safety we kindly request that you evacuate the pool or spa once it is evident that a storm is approaching or hear thunder. **IF IT ROARS, GET INDOORS.**

Other pool reminders:

- *No glass
- *No night swimming
- *Drinks or food are not permitted in the pool or spa or on their wet decks.
- *Do not move umbrella tables and return all other furniture to tis original position including closing the umbrella without tying the strings.

Other rules are posted.

Association Board of Directors Contact Information

Clay Snyder, President: Governing Documents Review, Clubhouse, 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, 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