

THE ANCHOR

HERITAGE POINTE NEWSLETTER
AUGUST 2023



Clay's Corner

I hope everyone's summer is going great and that you are enjoying your vacations! I know in some parts of the country the weather has been unpredictable. Please stay safe and hydrate often.

I am beginning to receive many applications for winter season leases. Given all the issues we've been dealing with at HP with our buildings and grounds, it is good to see that our many friends from all over the United States & Canada still want to come and join us for the winter. The good news, all our owners to date are following our Lease process, including the required background check. We know we have many returning seasonal renters. For those who return regularly, their background check is good for 3 years. As a reminder, all adults who intend to reside full-time in the Condo will require a background check. If only one person signs the lease, then the other person becomes a Guest, and is subject to our Guest rules (maximum of 30 days stay in a 12-month period.) Visitors and Guests are not required to have a background check.

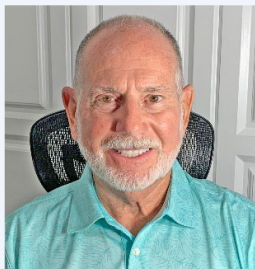
BOARD BUSINESS – in case you missed it.

As you heard from Paul, we are making good progress in obtaining a Line of Credit. To my knowledge HP has never done this before. This will give us the capability to take short-term loans that can convert to fixed price loans. It may be necessary to do this depending on the insurance proceeds received. Speaking of insurance, we've had some good news there. We've begun to receive checks by building for insurance claims submitted by our consultant. This will help improve our cash flow so we can pay our vendor CRC who is doing our reconstruction. However, we pay Alteri for their help in this process, which reduces the funds available for us to use. And speaking of CRC, some owners have told me there were some CRC issues noted on Facebook. As a reminder, if you have issues, please email Tyler Katrana of CRC, at t.katrana@crcmail.com and copy Denny Jawor and me. Facebook will not get issues resolved. Three Board members meet with CRC every Wednesday and cover all issues brought to our attention. CRC has assured us that the unit owner is the final sign-off point for their condominium reconstructions. Denny is flying down to Fort Myers on Tuesday, August 1st. He will be meeting with Tyler Katrana, National Project Director of CRC, who is also coming to HP, to review all work being done on our units.

I have signed all the contracts necessary to begin total elevator control equipment replacements. It will most likely be a couple of months before that process begins. Scott Lightner is working diligently to get our irrigation and landscaping fixed over time using a six-phase plan process.

It may seem like we're not moving fast enough for everyone, but our insurance agent has told us we are at least 4 months ahead of other communities in restoring after Ian. I know all our Board members have put many hours into keeping our restoration process moving forward. Many thanks to them for their hard work. We want to get our first-floor owners back into their condos as soon as possible!

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



Treasurer's Report

Hello Neighbors,

I'm happy to report that we have received positive responses to five of our twelve supplemental flood insurance claims. The good news is that we received payments amounting to \$1,635,196.93. The bad news is that all these funds, and more, are already spoken for. We are hoping for continued good news from the balance of the flood claims filed.

On the wind insurance side, we hope to receive GCI's window report within the next two weeks. This should be the basis for a second supplemental wind insurance claim. We filed our first wind supplemental claim in the amount of \$8 million over 30 days ago. No response from the wind insurance company to date.

It seems like the bills are coming in at twice the speed of checks. The success of these supplemental claims factor greatly in the need for, and amount of, a possible third special assessment.

Hats off to the first-floor owners for returning their paperwork to Altieri in a timely manner. Altieri is reviewing your feedback and looking for any additional items that could be claimed. This ensures that we are going after all insurance payments due to us. Thank you.

FYI

- We are working with two separate banks, investigating the possibility of establishing a line of credit or loan. This is to help ease the pressure on our cash flow, as more large expenses come due. Will keep you advised.
- Our 2022 Taxes have been filed. No tax due. We expect our audit results in the next few weeks.
- Work on our 2024 budget continues. Suffice to say we are facing significant increases across the board. My thanks to Chuck K. and Clay S. who are leading this process.

I'm reminded of the old quote: "Some things just take time. Stay positive, things will get better." While I have found this to be true, I just wish we could get through all this in a little *LESS* time!!!

Paul DiFuccia, Treasurer



Landscaping News

The recovery is moving along with Phase 2 of removing 70 + damaged trees and bushes. It is expected to be completed in August.

Phase 3 which is the new irrigation system to support the upcoming project of Phase 4 (Gate, Blvd, Club circle and pool). Everyday Landscaping is ordering and getting things ready to be completed in August.

Phase 4 will be reviewing the Bids in the next month to select the best package. Design Engineers from 2 companies are in the mix.

Phase 5 will address the Outer Loop irrigation system now that a portion of that has been redesigned into Phase 3.

The Final Phase will be later this year as we address each building plans. Thanks for everyone's patience while we get through all of this.

Scott Lightner, Director in Charge of Landscaping

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

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 141—Dimitrios & Angeliki Drivas
Unit 916- Jerome Ames

It is with deep sorrow that we report the deaths of two of our long-time owners

Susan Bergsma Unit 617
7/30/1948—7/23/2023

Gloria Joos was a former owner of Unit 1043
8/23/1931—7/17/2023

Our condolences go out to their families.



SCHEDULED MEETINGS

Activities Committee -
Monday, September 25 at 10 AM

ARC (Architectural Review Committee) -
Wednesday August 9 at 10 AM

Finance Committee -
Thursday, August 17 at 10:30 AM

Board of Directors -
Thursday, August 24 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

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.

THOUGHT FOR THE MONTH

“August is for changes and strength.” – Luke Hamlet

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.

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