
Midnight Cove Association, Inc.

NEWSLETTER

6302 Midnight Cove Road, Siesta Key, Florida 34242

Association Office (941) 349- 1835 Rental Office (941) 349- 3004

Volume 29
Number 1

First Quarter
Published March, 2014

!Mark Your Calendars!

The next three 2014 Association Board of Directors' Meetings are:

April 21, 2014
May 19, 2014
June 16, 2014

All Association Board meetings are generally scheduled for the third Monday of the month at 5 p.m. in the Community Clubhouse.

!! IMPORTANT INFORMATION !!

ENTRY GATE CODE:

Remember!! The PRESENT entry gate code is: 'key symbol' 000814.

ENTRY GATE CODE CHANGE! Entry Gate Code will change on Saturday, June 14, 2014!
It will change to: 'key symbol' 000861.

The above code will allow entry to both sides of the property. Gate remote controls and gate scanner tags 'will not' be effected when the Entry Gate Code is changed.

Gate remotes are available at \$41 each. Please contact Cheryl Healy, Broker and Association Administrator, or Christopher Jones, our Maintenance Superintendent, if interested.

The GULF SIDE RESTROOM KEY PADS will now use the FOUR DIGIT CODE OF: 4278.

Thank you,

Christopher Jones, Maintenance Superintendent, Midnight Cove Association

Message from the President

Since my last message, the owners have approved the expansion of the Clubhouse with a 75% favorable response. Since the Annual Meeting, we have gotten feedback from numerous owners that suggested making the workout facility larger to include more workout machines. The Association Board has decided to change the layout of the old office area to accommodate more machines and the final approval of plans included this change. The architect has been chosen and given the go-ahead to proceed with construction drawings to be used to solicit construction bids. As we proceed with this project, there will be some interruption of traffic, both pedestrian and vehicles. Your cooperation and patience is requested as this project unfolds. The first assessment for this expansion was \$1000 due on April 1st. There will be two additional installments for \$500 each; one on July 1st and one on October 1st.

On March 29th, we implemented the use of the newly installed pedestrian gates for foot traffic to and from the beach. The codes required for opening the gates have been mailed to all owners via letter and email. Renters have been given their code from the rental office. We request that owners not give out their code to anyone but owners. If someone has a guest or renter, please call the rental office to obtain their code. We appreciate your cooperation of adhering to the new policy.

This summer we will continue to install aluminum facades on the lanai's of Buildings 7 and 8 and replace the wooden stairs of Building 5. These projects have been active for the last several years and will continue for several more. This approach has allowed us to complete these projects without having to increase the owner's monthly maintenance fees. They have improved the outward appearance of the complex, as well as saving us maintenance money in the future.

The Association Board of Directors added two (2) new Directors to fill vacant seats. The new members are Greg Kite (Unit 417) and Jim Del Zoppo (Unit 423). We welcome them to the Board and appreciate their willingness to serve and participate on the Board.

Financially, the Association is on sound ground and our expenses are carefully monitored. We continue to watch our expenditures and get the most from all our outside dealings. In the Association office, our Association Administrator, Cheryl Healy, has given her notice that she would like to retire at the end of May. If you see her, or drop into the office, please wish her well in the next chapter in her life. We will miss her.

Hope everyone has a pleasant and warm summer that will make you forget the winter we have just endured!

D. Rooney Mereness

President

Association

If you have a **NAME change** to your condominium ownership due to a **sale, death of one owner, or transfer of ownership**; the Association's property management company, Progressive Community Management (PCM) must have a copy of the Death Certificate of Warranty Deed on file before they can legally update the NAME of an owner in their database.

You can mail, e-mail, or fax a copy of the Death Certificate or Warranty Deed to the Association Office. We will forward the copy to our management company, Progressive Community Management.

Please inform the Association Office if you change your mailing address, and when you return to your northern home after your prolonged stay at the Cove. The Association Office and Midnight Cove Rental Office work together with Progressive Community Management to update Owner profiles and mailing address(es).

Another suggestion, be mindful of informing the post office when returning North to forward or hold your mail. I will keep a few postal service forms here at my desk in case you need one.

The Association has a bulk service rate for basic cable which I paid in your monthly association dues. Midnight Cove Association Bulk Account is 15515824213-01-3.

You may call Comcast to add premium services at your cost, or if you experience service problems. Comcast may be able to correct problems on the phone without making a service call.

The cable in your unit is cross referenced to your name and unit phone number. If you never had reason to contact Comcast, then your unit may still be cross referenced to the owner at the time we started the cable bulk account.

Call Comcast locally at (941) 371-6700; listen to the recorded prompts. If you key in your 10 digit phone number and it is not recognized, then you must speak to a customer service rep and give him/her your name, address, unit number, and unit phone number so they can update their file.

I also have a list of the current channel lineup. If you would like a copy, please let me know at: healyc21@aol.com.

Thank you,

Cheryl S. Healy

Association Administrator

Midnight Cove Association, Inc.

Buildings and Grounds

Our maintenance staff has been very busy finishing all 2013 projects so that we can plan for the 2014 project year. As many owners have pointed out, there have been a number of improvements happening on our property that continue to enhance Midnight Cove. I want to thank the owners for their trust and support as we together keep Midnight Cove positioned as one of the outstanding properties on the Key. Also, thanks for your patience as we complete projects and cause some inconvenience.

We are pleased to have the beach and property gates up and ready for use. This will improve our overall security and improve our control of the property. Please help by not giving the codes out to unauthorized people.

Our big projects for the year include replacing facades on the Bay side, completing another stairway replacement, and our office/clubhouse addition. These projects put a lot of responsibilities on our staff so a 'thank you' from you is always appreciated.

Our job as a committee is to always look forward and lay out priorities that keep this property current and not create surprises for owners. I can assure you that our focus is always on getting the most for our dollars and keeping disruptions to a minimum. We hope to bring all these 2014 projects in on time and on budget. We will be detailing a schedule for 2014 in the very near future.

Again, I want to send a big 'thank you' out to all owners for your valued support.

Respectfully,

Denny Miller, Chairperson

Buildings and Grounds Committee

Building and Grounds Committee Members:

***Denny Miller, Chairperson; Mark Burns, Greg Kite, Gary Master, Rooney Mereness,
Andy Mignery, and Anita Wooton***

Midnight Cove Realty, Inc.

We have had a very productive first quarter – rentals are up 8.54% from last year.

General Manager

You should have received an email announcing the hiring of our new General Manager, Alana Tomasso. Please take a moment to meet her when you are on property.

Website

We are pleased to announce that our new website is up and running. If you participate in our rental program, your user ID and password have not changed to log in to see your rental information. We are looking to add additional features to the site including a blog and a testimonial page. When you are on the site next, please click on the FaceBook link, and take a look at our page, “like” us and share! We will be focusing heavily on marketing and advertising, and social media is going to be a big part of that. We are launching a new campaign this month with FlipKey and Trip Advisor to increase our web exposure.

Beach Service

The beach service has been very well received and we have gotten a lot of positive feedback from guest and owners.

***A note to all Owners even if you do not participate in the Midnight Cove Rental Program!**

In addition to providing the rental office with a list of all future renters and guests prior to their arrival, please be sure to have your guests check in at the office upon arrival. This is more important than ever because the beach gates have been installed and all renters will be given a code from the office. We have added increased security for spring break and we are watching the parking lots very closely, any car without a proper permit may be towed.

Message from Your Broker

Unit 722 (Firethorn) listed at \$359,000

Unit 413 sold at \$742,000

Unit 422 sold at \$600,000

Unit 522 listed at \$319,000 – Active with Contract

Unit 463 – private sale

*****Boat Docks #12 and #15 are for sale – call Cheryl Healy, 941-349-1835*****

Chris' Cove Care

I love the Cove as my second home, and care for it in that respect, which brings me to repeat helpful hints for Cove Owners:

- Water usage is a big expense for both the Cove and its Owners. Please keep an 'ear' out for any running water in toilets and any leaking faucets.
- Please check those washer hoses periodically for deterioration.
- Most importantly, please have someone check your unit when you will not be in residence for an extended length of time.
- Keep in mind that water heaters eight (8) years and older should be looked at carefully for rust and deterioration. Water heaters can develop rusted seams in back and give out at any time – and it's normally when you are not home. We had one give out at seven (7) years. It is also a good idea to turn off your water when you are going to be gone for any period of time and flip to 'OFF' on your hot water breaker.
- When replacing water heaters, it is important that you have a licensed and insured contractor do the installation.
- Dryer vents should be checked, at least yearly. Dryer vents that are packed with lint are a fire hazard.
- Unit renovations must be submitted on a Unit Modification Form to the Board of Directors for their approval. The Unit Modification Form is available from Cheryl Healy or Chris Jones.
- Please be aware of any rusting on your slider tracks. This could allow water to seep into the unit and damage the concrete floor from inside the slab. Next visit, check your sliders. Give me a call; I can help you determine if an issue exists.
- Your Contractor(s), when doing work in your unit, MUST check in each day they are on Midnight Cove property.
- Please use Florida licensed and insured contractors.
- Lastly, please be mindful of picking up after your pet(s).

Thank you,

Christopher Jones

Maintenance Superintendent, Midnight Cove Association, Inc.

Insurance

The Association's master insurance policy insures the buildings and common elements. This includes flood and wind damage to the building structures.

- **Condo Owner is Responsible for Homeowner's Insurance – All Unit Owners need to carry HO6 Insurance (Homeowners) including Liability Insurance.** The coverage should include the individual unit's floor coverings, wall coverings, built-in cabinets, furniture and fixtures, water heaters, appliances and all other personal property within the unit. Also, if

in the Rental Program, please contact Kelly Holihan, our Rental Manager, to review the new Owner's Rental Agreement for the insurance information contained therein.

You or your insurance agent can request a Flood Policy Declaration, Wind Mitigation Verification Certificate or a Building Elevation Certificate for your unit's building. It may reduce your policy cost. Please contact Cheryl Healy in the Association Office at 941-349-1835.

- **Water Damages Within a Unit** – Owners are obligated to maintain their condo unit in a manner that does not cause or contribute to damages to other portions of the condominium property.
- **Be aware of your insurance provider's position on water damage in a unit vacant for more than 30 consecutive days. Please read your policy and contact your insurance agent if you have questions regarding your coverage.**
- **If you are leaving your condo unoccupied for any length of time, it is advisable that you turn off the main water supply and the breaker to your water heater. Please have someone periodically inspect the unit to determine whether any mold, moisture, water leaks or damage has occurred and notify the Association immediately.**
- **Flood Busters play an important part in the early detection of water leaks/intrusion. are not expensive (approximately \$23 each) and have the potential to prevent very costly repairs. If you do not already use them in your unit(s), please consider purchasing. Owners, who do use these alarms, please be sure to check the batteries. Call Chris Jones or Cheryl Healy (cell – 941-228-8210) for more information.**
- We also have a list of energy saving tips with minimal cost from one of our unit owners to help save on heating, air conditioning and electricity. **Give Cheryl Healy a call and she will forward the info to you.**

Chris Jones, our Maintenance Superintendent, is available on his cell phone (813-748-2933) during business hours if you have questions.

Website

Our new website is up and running. To view Approved Board Meeting Minutes, Financial Statements, 2014 Budget, 2014 Board of Directors, the Board meeting dates and the Newsletter on this new website, please go to: www.midnightcove.com. There is a user and password specific to accessing the Association news. User: owner27, password: MCsiesta466.

Hard copies of any Association news will be mailed to those unit owners who do not have an email or computer access. Please notify Cheryl Healy if you will need a hard copy of any of the aforementioned items.

Social

Thank You !!

The **Staff Appreciation Luncheon** that was held on Friday, February 14, 2014, 12 noon in the Community Clubhouse was a super time. All staff personnel from Realty and Association were there with many of our Cove Owners. There was great food, conversations and laughter. The monetary generosity of so many owners was astounding and much appreciated by the staff. Each of us thank you heartedly, for this show of support and gratitude.

Sincerely,

Midnight Cove Staff Members

Tina's Talk

Each year we get better – something like good red wine.

I could not have been more excited about the staff appreciation luncheon outcome and the great time that we had that afternoon. We have already set a date for the next one – Friday, February 13, 2015. We will just carry a four-leaf clover and a horse-shoe for good luck!

Also, let us not forget the Bocce Court. I know that we will have a new building addition; however, we can still keep our request in for the Bocce Court.

Thank you to all who donated and all my ladies who helped with serving and cleanup!

Tina Zabinski, Unit 520

Staff Spotlight

Alana Tomasso

Our new Midnight Cove Realty General Manager, Alana, has only been here a month or so and she is a great addition to the staff. She is even sharing a super recipe! Check it out at the end of this Newsletter.

Alana hails from Rhode Island and has two brothers; one younger and one older. Her good rental background, taken from her 15 years of Siesta Key experience, will be extremely beneficial for Midnight Cove.

Her love of painting has proven her a successful painter while living! She sold one of her paintings while featured in a local gallery!!

Thank you Alana for being so friendly and we look forward to working with you.

Cheryl Healy

Since this will be my last Association Newsletter, I thought I would tell you a little something about myself.

My Dad and Mom met by accident. He had gotten mustard on her coat sleeve while eating at a Nedick's in Newark, New Jersey. They married three weeks later – I guess it was the uniform! He was a sergeant in the Army/Air Corps, later becoming the Air Force. I was born the following year in North Carolina where he was stationed.

I did my growing up back in New Jersey. It was a good life. I made many friends with neighbors of Irish, Italian, German, Greek and diverse religious backgrounds. I think the least fun was having to ask a guy to one of the dances run by my all-girls academy. Stressful!!

I met and married a struggling, just-out-of law school Irishman, Patrick Daniel. We have a daughter, Jennifer and now a grand-daughter, Tatum. And like any other grand-mother, Tatum is the most intelligent and interesting five-year old child!

My life has been as an executive secretary, stay-at-home Mom, a professional fund raiser, realtor and your Broker and Association Administrator.

Midnight Cove is a wonderful complex only out-done by the people who live and work there. It's been a good two years – ***thank you.***

Recipe Corner

Alana's Zucchini Parmesan Crisps

1 lb. zucchini or squash (about 2 medium sized) sliced	¼ cup shredded parmesan
¼ cup breadcrumbs	1 tablespoon olive oil
¼ teaspoon kosher salt	Freshly ground pepper to taste

Preheat oven to 400 degrees. Line two baking sheets with foil and spray lightly with vegetable spray. Slice zucchini or squash into ¼ inch-thick rounds. Toss rounds with oil, coating well. In a wide bowl or plate, combine breadcrumbs, parmesan, salt and pepper.

Place rounds in parmesan-breadcrumb mixture, coating both sides of each round, pressing to adhere. The mixture will not completely cover each round, but provides a light coating on each side.

Place rounds in a single layer on baking sheets. Sprinkle any remaining breadcrumb mixture over the rounds.

Bake for about 22-27 minutes until golden brown ... no need to flip them during baking process.

A Reminder: We have Association shirts and beach bags for sale. Great bags to carry stuff in! \$20.00 each.

! Upcoming Staff Birthdays !

<i>William Hyde, Weeknight Security</i>	April 5
<i>Kirk, Weekday Beach Monitor</i>	April 8
<i>Luciano Olaru</i>	May 8

:csh, 3/2014

HAVE A SAFE AND SUPER SUMMER!