

SAND DRIFT VILLAS NEWSLETTER

February 2016

At the recent meeting in late February, the Sand Drift Villas HOA Board made several significant decisions regarding property management and maintenance: a change in how we manage landscaping, road repaving and our primary building repair contractor.

Regarding landscaping: we have contracted with Florida Green (the company that trimmed our trees last month) to take over the regular and comprehensive maintenance of our grounds and landscaping, starting as early as the first week of March. It does mean that we are disassociating with Ralph Johnson, who has been our landscaper for many years. The Board decision was based on esthetics and finances.

We feel that our grounds need more comprehensive and timely care. Florida Green has the resources and reputation to do the cutting and trimming in a manner that is both timely and horticulturally best for how our property looks. They will follow a schedule that will result in regular and comprehensive trimming, fertilization, irrigation and cleanup, all with one provider. Their fees constitute a savings of about \$10,000 annually. We simply cannot ignore that fact.

Separating with Ralph was a tough decision. We recognize that it is a decision with which some may disagree. He has been a faithful and hardworking part our neighborhood for a long time. People like him. For the record, Ralph is a private contractor, not an employee. Recognizing that he has been virtually a "fixture" at Sand Drift, the Board did want to go beyond a straight forward separation, as we might with any other contractor. Accordingly, the Board has approved what we think is a thoughtful and generous financial stipend which should help Ralph as he might seek new work. Some of our residents have periodically contracted with Ralph to do special jobs for them, especially planting. We hope that some of that might continue, as long as it does not overlap with Florida Green's maintenance procedures.

Regarding the roadway, the Board has voted to contract with All County to do the work in late spring at a cost of \$31,146, financed by the recent \$800 assessment. They will replace the entire Sand Drift Villas road surface, not just a surface top off. Obviously, there will be some necessary rearrangement of parking and driving for a few days. We will schedule the work for late Spring, after many of you have left Sand Drift for the summer. Once the date is set for the work, we will notify residents of what is necessary.

The aforementioned tree trimming went well. We are pleased that so many of you noted the efficiency and neatness of Florida Green's work. For the record, their fee was significantly lower than we have paid for similar work in the past few years. Thanks to our Property Manager, Robert Recupita for arranging the work with Florida Green, a company with whom he has worked previously. Similarly, Robert has engaged a new contractor, Glenn Cornelius to do necessary roof or exterior repairs. Glenn's work is good, reliable and less expensive than our past contractor. Please remember that when you have a property situation that might need attention, call Robert. He is our "go to" man.

A couple of Breakers West housekeeping items:

At our Sand Drift Villas Annual Meeting, someone asked why contractors are allowed to enter via the Main Entrance. This is allowed to help alleviate the backup of commercial vehicles on Belvedere Road during the am rush hour.

The removal of shrubbery along the south wall separating Breakers West from the college is to allow the fence to be power washed and repainted, as necessary.

Elite Security vehicles are allowed to drive outside the property so that they can. do errands such as mail service, acquiring takeout meals and servicing a vehicle. Not for private use!

The Annual Sand Drift Villas social gathering/ party is set for 5:00pm, Sunday, April 3rd at the Thompsons. All owners, renters, visitors are welcome. One need bring only an appetite and good spirit.