

### Board of Directors

#### President:

Craig  
Younce

#### VP

Christine  
Hooker

#### Secretary:

Janis  
Labruzzo

#### Treasurer:

Sara Watts

#### Directors:

Elizabeth

Keim

&

Charles

Stenberg

### Year End Financial Reports

Florida Statute states we must send a copy of the year end financial reports to all owners or advise that copies are available upon request.

To help save you money we will not mail out the reports. If you would like a copy of the year end financial reports please send your request in writing via e-mail, or mail us a letter stating same. We will send you a copy of the reports once they are available. E-mail: [cady@seabreezecms.com](mailto:cady@seabreezecms.com)

### 2017 Budget Update

The Budget Meeting was held on December 13, 2016. The budget was approved to increase as of January 1, 2017 to \$210.00 per month. This is due to the increase in your operating costs and community improvements.

Some of the improvements that have been done this year are:

- Cameras at the entrance and clubhouse
- New Roof on the Clubhouse
- North Entrance Wall was replaced
- Community Driveway Cleaning
- South Ficus hedge was cleared of vines and diseased sections replaced
- New hot water heater in clubhouse
- Replaced Mailbox section at North East corner

Your Board of Directors has approved to hire Luis Salgues as your new landscape company. They are familiar with the property and we hope to see improvements soon.



## Parking Rules

Each individual must provide driver's license, vehicle registration and insurance to the person who is issuing parking decals for verification of ownership/tenancy.

Parking decals will not be applied to out of state tags unless you provide proof you reside at the property.

You must re-register for a new parking decal if you change vehicles.

Parking decals will not be issued to visitors or vendors, only to owners and approved tenants with a current lease.

Tenant decals will expire once the lease has ended and the tenant vehicles will then be subject to tow unless a new lease is provided to the Sea Breeze office prior to expiration of current lease.

### **Items listed below are subject to tow, vehicles will receive one warning before vehicle is towed:**

Anytime vehicle parked in "No Parking" area, blocking access, parking on grass

Unauthorized vehicles: commercial vehicles, RV's, boats, campers, trailers etc.

Any vehicle that is not "street legal" including flat tire, expired tag, broken lights, windshields or no tag. etc.

Tenants with expired leases.

Vehicles without a decal or guest pass for overnight guests (hand written notes may be used for late night guest only valid for one night)

No street parking is permitted at any time within the Community unless there are no available parking spaces within the entire Community.

Vehicles are not permitted to park across driveways or straddle the grassed area between two driveways, if there is no available parking you may park on the street directly behind your driveway, perpendicular to the driveway.

Vehicles must not park across from each other. Roadways must be accessible to emergency vehicles at all times.

All new vehicles to the Community must complete a decal form for a new sticker. Sticker numbers must match the vehicles description on file at the Sea Breeze Office.

Vehicles must not be stored on the property. All inoperable or unsightly vehicles (per Board of Directors discretion) must be removed from the property. Storage is considered 5 days or more. If you go on vacation notify your Management Company or Security Company.

Commercial vehicles performing services at the property must leave by 9pm.

Any guest at the property must display a guest pass on the dashboard by 11pm.

Major repairs to vehicles are not permitted at any time. Minor repairs to vehicles with a parking sticker must be done during the hours of 8 am to 9 pm in owner driveways only. All tools should be put away and not block other parking spaces at any time. All fluids should be disposed according to the local laws and regulations.

