

CRESTHAVEN GATELY TOWNHOMES #5

COMMUNITY UPDATE

FALL 2017

UPCOMING SOCIAL EVENTS

We want to open the clubhouse on Saturday, October 14th from 8:00 am, to 1:00 pm. Owners and Tenants in good standing may rent a table for \$10.00 and sell their home-made merchandise. The **\$10.00** fee for each table will go towards future social events for our community. Any monies you make you are free to keep.



We encourage you all to participate. Home baked goods, sewing, knitting, jewelry etc., this is a great time as a lot of people are out doing their holiday shopping for that perfect gift.

If you are interested in a table please contact unit owner Lois Mahoney #561-432-6256.

Highlights from our Board Meeting August 30, 2017

Stay 55+ or permit all ages? An overwhelming response is to keep our community a 55+ community. A person under 55 can purchase a unit but may NOT reside in the unit until they reach the age of 55. Anyone under 55 may stay as per the current rules — up to 90 days per calendar year. Exceptions will be only given to unit owners with proper documentation to support their request such as severe medical issues requiring care by family members or a live-in aide.





Pets — We will remain a **NO PET** community at this time. Only owners with proper documentation to show their pet is a service animal or emotional support animal may be permitted.



Proposed Document Amendments — We have had some positive response from our membership to bring our old documents up to current statutes. Several people have offered to help with this time-consuming project, we would like to **thank you**. The more we can prepare the less we will have to pay an attorney.

Trash Can & Recycle Bins- We all agree they cannot be left out in view from the road and our neighbors as it does look unsightly. Please keep them inside your unit and only put out at the designated times for pick up.



Secure Website- At this time, we have our website with Sea Breeze and there is no charge. We are looking into setting this up as a secure site with a log in so we can post items such as our financial statements, etc. Effective next year communities with over 150 units will have to do this and we want to do the same so all our residents have better and quicker access. Various forms are located on the website that you can download so you do not have to drive to the Sea Breeze office.





Communications- Several residents asked questions regarding the role of the Board, the Management Company and having the office re-opened. As you know, board members are volunteers and taking time to run the community can be a full-time job, which is why a management company is hired to take some of the burden off of the board. Any and all questions should first be directed to the Management Company to see if we can help.

Pool/Clubhouse Key- The key costs \$25.00 to purchase. Please take care of the key and make sure you obtain the key back from prior tenants or your vendors: if too many outsiders have the keys we will have to pay to have the locks all re-keyed.



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Tow Signs – These were placed in NO PARKING areas as vehicles were parking and making it very difficult for residents to back out of their assigned spaces. It seems a few people do not like the tow signs, but they are working and our residents can now back out of their parking spaces. We would like to keep them there for now to help our residents who are directly affected by people who have been parking in the No Parking Zones. If someone has a better solution — that works — please let us know.

Financial Statements- When the password protected website is set up, financials will be posted to the site. We will also make extra copies to have available to the membership at our meetings. We will re-cap the current status of our financial position at each board meeting to help keep our membership up to date.



Sea Breeze Emergency Phone # 561-315-4595
This is now the only emergency phone number, we had one tied to our office number to help make it easier, but it appears it would drop calls once in a while. With the new emergency number, you can leave a voice mail or text message. If you have any issues with this number, PLEASE, PLEASE let our Property Manager know.



Questions?

Cresthaven/ Gately #5
c/o Sea Breeze Community Management Services Inc.:
Phone: (561) 626-0917
Fax: (561) 626-7143
E-mail: info@seabreezecms.com
Write to: Sea Breeze CMS, Inc.
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