

Embassy Park Condominium Association, Inc.  
1700 Embassy Drive  
West Palm Beach, Florida 33401

June 17, 2019

Re: Community Update

Dear Owners,

This is a quick letter to provide the latest information on things here at Embassy Park.

I am pleased to report that the recent sales of Embassy Park units continue to climb. Last Friday, one of our units closed at what I believe is to be a new, post-2008 mortgage crisis high of \$185,000, the two immediate past sales were for, \$181,000 and \$178,000. This is something we should all be pleased with and for any of you contemplating selling, use this as a baseline to price your unit accordingly.

The tree replacement process is well underway, and we continue to look at additional landscape improvements and changes. Our irrigation system is over 40 years old and its design requires recurring maintenance to keep it running. Our Property Manager is working with the landscaping company on these issues.

For those who haven't taken advantage of the new Comcast contract, please do it! The new agreement gives each resident, at no additional cost, Digital Starter. This includes two High Definition DVR and two High Definition Adapters and no equipment or outlet fees and the option to add telephone services for \$25 a month. Please review your bill and make sure you are receiving this benefit. For those with additional level of services, you too may need to call Comcast to have them adjust your account to obtain a reduction in your bill.

We recently completed pressure cleaning our sidewalks and Board Member, Jeff Ford, voluntarily cleaned up the rear fence area of our property and the area between us and Georgetown. We are looking at installing different landscaping to provide privacy between Forum Way alley and Embassy Park and get vegetation under control back there to allow the landscapers to properly maintain this area. One of the next areas for attention is the pool – the decking and pump/restroom building both need attention.

Now that summer is here, everyone should have their air conditioners serviced, owners should have the condensate drain cleaned and the coils checked. Clogged condensate drains and dirty coils are the two most common causes of leaks and a/c failure here at Embassy Park.

Soon, the gate call box will be replaced with a modernized unit. The current unit is almost 20 years old and has reached its end of life and requires replacement. The first step is to replace the current phone provider with Comcast, resulting in a lower monthly phone bill. Once completed, we can install the new system. The first step is underway.

Our financial situation is the best it's been in years. Last quarter we had a minimal delinquency rate. In a case where an owner was historically, habitually late, we utilized the clause in our condo docs that allowed us to accelerate / demand the remaining payments for the year be paid all at once.

We continue to have tenants who persist in parking 3 vehicles on premises. Our association documents allow for two parking spaces per unit and short-term guest parking. Owners are responsible for ensuring their tenants comply with our governing documents. Continued violation of this covenant will result in the offending vehicle being towed. A suggestion to those residents with three vehicles – work with your neighbors that have only one car and seek permission from them to park in those unused spaces.

Lastly, all requests for repairs, concerns, etc. should be communicated to Sea Breeze Management by calling their main number: **561-626-0917** so the request can be logged and forwarded to the appropriate persons or e-mail Property Manager, Laura Carlisle ([laura@Seabreezecms.com](mailto:laura@Seabreezecms.com)). Sea Breeze also has an emergency number which is 561-315-3595, for after hours and weekend emergencies. Please make sure to use those contact numbers / email to ensure your issue gets the appropriate attention.

The Board **encourages all owners to attend our Board Meetings**. We strive to keep them to an hour or less and welcome owner participation in the Board discussions.

Have a safe and happy summer!

If you have any questions for me, please direct them to [emwalker3@comcast.net](mailto:emwalker3@comcast.net)

Sincerely,



Ed M. Walker III, President  
Embassy Park Board of Directors.