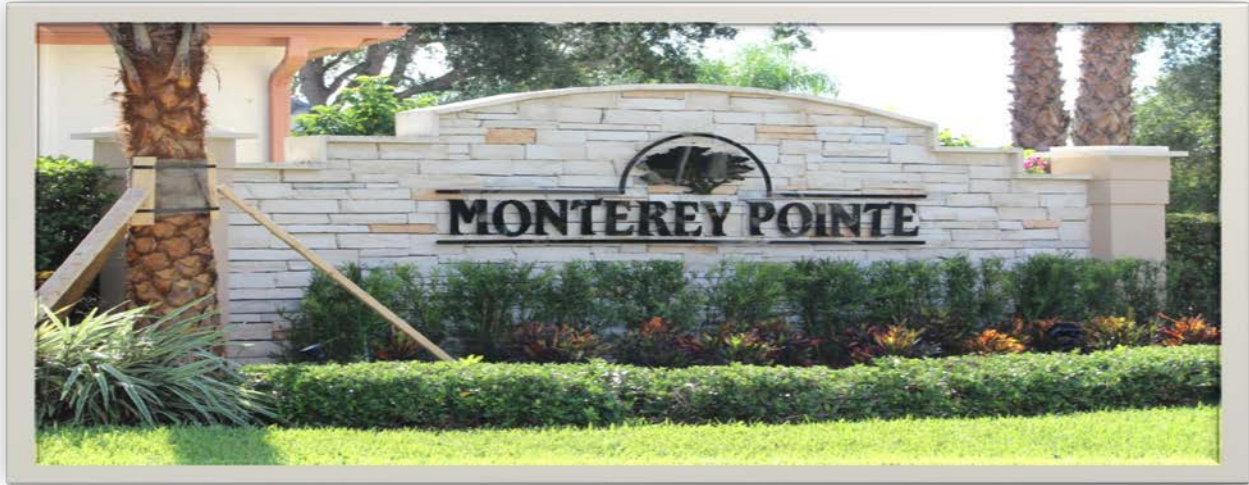


Welcome To



Monterey Pointe Homeowners Association, Inc.

c/o Sea Breeze Community Management Services, Inc.
4227 Northlake Blvd. Palm Beach Gardens, FL 33410
561-626-0917
www.seabreezecms.com

Welcome to Monterey Pointe

On behalf of the Monterey Pointe Homeowners Association, welcome to your new community! We have compiled some informational materials to hopefully answer any questions you may have regarding living in Monterey Pointe. If there are any further questions and/or concerns, please feel free to contact Sea Breeze Community Management Services and ask for our property manager, Evan Gromet, LCAM, 561-626-0917 or evan@seabreezecms.com.

We are excited about our website www.seabreezecms.com (click on “find my community” and then “Monterey Pointe”) which enhances our ability to communicate with our residents and provides you with access to property information. It is strongly recommended that you ensure that your email is listed with the Property Manager so you don’t miss important updates and events via email. Your information will not be shared outside of the community. Please also add your phone number in case of an emergency, we can contact you, if you are not home. Be sure to click on the document “Welcome Packet” which is filled with important information about our community.

PGA-POA's website is also an excellent source of information about PGA National, our larger community. (www.pga-poa.com).

We are also excited to offer a private Facebook group page only available to Monterey Pointe owners. This is an easy way to stay up to date on events, ask questions about our community, share recommendations, etc. Log on to Facebook and search *Monterey Pointe at PGA National*, click on "group" and then click on "join".

For any questions about repairs or service that needs to be completed you can email the Sea Breeze office at office@seabreezecms.com or send a message through your Tops One Owner Portal. Fill out the form and make sure to include your email address so the Property Manager can contact you to follow up. This form allows the Board of Directors to ensure that your request is being taken care of. There is also a pdf file "HO vs HOA" with details about what the homeowner and HOA are responsible for.

Your volunteer Board of Directors generally meets the third Tuesday of each month. A notice of time, date and location is posted at the entrance to the property near the fountain. Meetings are open to all homeowners and you are encouraged to attend and participate.

Upon taking possession of your home, you should have received the Monterey Pointe Homeowners Association, Inc. governing documents and the pool key, from the previous owner or your realtor.

These are important documents for referencing the Covenants and By-Laws for Monterey Pointe. If you did not receive a copy or your pool key, please contact our Property Manager.

A Quarterly HOA invoice will be mailed to you, one month prior to the due date. If you do not receive this letter, please contact Sea Breeze. The quarterly HOA fees are due January 1st, April 1st, July 1st and October 1st. There is also an annual fee from PGA National Property Owner's Association (POA) that is due each July 1st.

Our volunteer Welcome Committee has graciously agreed to be a resource for you, our newest residents. Please contact Beth Alpert with any questions at beth.montereypointehoa@gmail.com

We hope that you find the information we have provided to be useful. Once again, Welcome to our little slice of paradise.

Board of Directors (2019)

Edward Finkelstein, President
34 Monterey Pointe Drive
esfinke@yahoo.com

Beth Alpert, Vice President, Secretary
66 Monterey Pointe Drive
beth.montereypointehoa@gmail.com

Kevin Raftery, Director
118 Monterey Pointe Drive
kevin.montereypointehoa@gmail.com

Glenn Marino, Director
116 Monterey Pointe Dr
Glennmarino.mphoa@gmail.com

Annmarie Ellison, Treasurer
Annmarie.montereypointehoa@gmail.com

Interesting Facts about Monterey Pointe

Monterey Pointe HOA is a community within the Championship Property Owners Association of PGA National.

PGA National Resort is home of the Honda Classic with a 4 star hotel, spa and resort on the premises.

There are 157 residences in the community with a mix of individual homes and townhomes.

There are 5 streets (Pinnacle Cove, Porta Vista Circle, Monterey Pointe Drive, Spyglass Way, and Monterey Boulevard) within our community.

Walking and bicycle paths circle the property and surrounding area.

Some of our residences face the Palmer golf course, others face one of the many lakes found within PGA National.

Our community pool is centrally located and open from dawn to dusk.

Our community is centrally located with ample shopping, dining and entertainment only a short distance from home.

Our community is close to two Florida Turnpike entrances, as well as entrances to Route 95.

Important Contact Information

Palm Beach Gardens (www.pbgfl.com).

- Emergency- 911
- Fire Rescue- non emergency- 561-799-4300
- Police Dept.- non emergency-561-799-4445
- Public Works- 561-804-7000
- Phone numbers by department (<http://www.pbgfl.com/Directory.aspx>)

Palm Beach County (www.pbcgov.com)

- Library (www.pbclibrary.org) 561-626-6133
- Tax Collector (also Motor Vehicles) (www.pbctax.com) 561-355-2264
- Please remember to update your driver's license and voter registration information

PGA National (www.pga-poa.com) *This website contains valuable information about PGA policies.*

- PGA POA Office- 561-627-2800
- PGA Resort and Spa- 561-627-2000
- Security- ○ Main Gate 561-627-1600 ○ Eagleton Gate- 561-625-8406 ○ Gate access call in number for guests: Gate Access 561-694-2783. Call the POA for your code.

Utilities

- Comcast Cable- 877-834-6757
- Florida Power & Light- 561-697-8000
- Seacoast Utility (water & sewer)- 561-627-2920 • Solid Waste Authority of Palm Beach Co. (garbage and recycling)- 561-640-4000
- TECO (Natural Gas)(www.peoplesgas.com)- 561-741-4700 To report an emergency: 877-832-6747

Monterey Pointe Garbage and Recycle Schedule

Garbage pails and recycling bins must be kept inside of your garage.

Tuesday– General Household garbage, bulk garbage, vegetation. Your garbage must be contained in a plastic bag and secured inside a garbage can with a lid. This will assist us in keeping “varmint” from getting into the garbage. Residential yard waste and vegetation is collected on Tuesday and must be separated from household garbage.

Friday– General household garbage, bulk garbage, recycling.

Yellow Bins

- Newspaper, inserts, junk mail, magazines, catalogs, telephone books, office paper, paper bags, cardboard- please flatten all boxes.

Blue Bins

- Aluminum including containers of all types, All metal cans, Glass jars and bottles (no plate glass), Milk or juice containers, Plastic (No plastic bags)
- NO STYROFOAM

Bins can be obtained by calling Waste Management 561-640-4000

Sea Breeze Community Management Services, Inc.

4227 Northlake Boulevard
Palm Beach Gardens, FL 33410
Phone: (561) 626-0917 Fax: (561) 626-7143

www.seabreezecms.com

Written Consent to Receive Official Notices by Electronic Transmission

I, _____, as an owner of the following property

Community Name: _____

Community Address: _____

and on behalf of all the owners of the property hereby provide Written Consent to receive all Official Notices from the Association by Electronic Transmission to the following email address.

Email Address: _____

NOTE: I understand that I am responsible to ensure such Electronic Transmissions are not blocked by a spam filter or other type of filter. I further understand that notwithstanding such opt-in the Association may, from time to time, still provide notices to me via U.S. mail at my official mailing address maintained with the Association.

Signature

Date

Update Form

If you do NOT want to opt in as per above, but would like to still access the Owner Access Tops Portal to view your account and receive Community bulk emails please provide your information below.

Email Address: _____

Owner Name: _____

Community Address: _____

Alternative Address: _____

Phone Number: _____ Cell: _____

Comments: _____

Monterey Pointe Homeowners Association, Inc.

Things to Remember!!

We take great pride in our neighborhood. We ask that you do your part to keep it neat and clean. Our collective goal is to preserve and protect the property, its value and its residents.

- ✚ **PGA National & Eagleton Gates-** The PGA National gates are closed from 9pm to 6am, while the Eagleton gates are closed at all times. Resident vehicles need a bar code window sticker to enter through the resident lane. Guests need to check with the guardhouse and will require photo ID to enter. Renters must be approved to receive a bar code (PGA-POA).
- ✚ **Roadways-** Please slow down! Our speed limit is 15 miles per hour. People and some of our beautiful birds frequent our roadways- so proceed carefully.
- ✚ **Garbage-** Garbage must be placed on the curb no earlier than dusk on the day prior to the pick-up day. Garbage must be in plastic bags and confined in a trash can with a tight fitting lid.
- ✚ **Lakes-** Boating and swimming are not allowed in the lakes. You may enjoy fishing in the lake, but remember to obtain a fishing license from the PGA-POA office.
- ✚ **Wildlife-** Enjoy our beautiful, nature habitat.
 - Do not feed the birds, alligators, or any wildlife. Processed foods harm them.
 - Do not leave food out for the wildlife because you are feeding the rats and raccoons too.
 - Do not feed the ducks and fatten them up for the alligators.
 - Feeding the wildlife is against PGA rules
- ✚ **Alligators** – Observe – nothing else! Do not harm, injure or feed them. It is against the law.
 - PGA National is built on a preserve and there are gators. They are fun to watch. They are protected. Do not make the gators angry or aggressive by throwing anything at them.
 - Do not feed them and encourage them to come onto the property – this could endanger your neighbors.
 - Do leave them alone and they will leave us alone. If you are threatened by a gator, call Elite Security 561-627-1600.
 - Do call Elite if you see anyone throwing anything (food or rocks, etc.) at the gators.
- ✚ **Signs-** Do not put any signs, (for sale or rent, etc.) on or in your vehicles, homes or anywhere on the property.
- ✚ **Pool-**
 - Enjoy the pool during dawn to dusk. Swimming is not allowed after sun-down.
 - The pool is open to Monterey Pointe residents and their guests only.
 - Enjoy your beverages in plastic or cans in the pool area. NO GLASS inside fence.
 - Enjoy your food and beverages at the tables and lounges; not in the pool. Place all garbage in the receptacles provided.
 - Do not bring pets inside the pool fence.
 - Please put furniture back when you leave.
 - Smoking is prohibited in the pool area.

- Please ensure the gate is locked after you enter and exit. Replacement cost for the pool key is \$50.00 and can be purchased at the POA office on Fairway Drive.
- Please be respectful of others, keep your volume low (voices and music). Be safe! Let's keep our pool area nice and inviting.
- ✚ **Cable TV/ satellite dishes** ○ Everyone receives basic Comcast cable TV service included in their maintenance fee.
 - Satellite dish placement on your property is restricted as to placement. (see PGA-POA for rules)
- ✚ **Pets**- Pets are limited to a total of 2; 2 dogs or 2 cats or 1 of each. It is required that you pick up after your pet. Please dispose of pet waste in the pet receptacles located intermittently along the sidewalks in the Eagleton (Championship) common areas or with your own garbage.
- ✚ **Changes to Your Home**- The Declarations require that an owner must obtain the prior written approval of the Architectural Review Committee (ARC) and the PGA POA for ANY exterior alteration or addition to property within our Association. To comply with the Declarations, please complete the ARC-review form (www.pga-poa.com) and forward a detailed drawing or blueprint of the proposed alteration to the review committee.
- ✚ **Property Rental**- You may not rent your property for the first year of your ownership. Thereafter, applicants must complete the Monterey Pointe HOA Transaction/ Acknowledgement Lease Form (2015). A transaction fee of \$250 made payable to the HOA must accompany the form, along with a copy of the lease agreement. Units may be rented for a period of no less than 30 days. Additional restrictions and requirements can be found in the Association documents.
- ✚ **Parking Regulations** – The Monterey Pointe HOA parking rules are applicable to homeowners, guests, vendors, service providers and real-estate professionals.
 - Parking of any vehicle is restricted to paved, bricked or concrete surfaces only.
 - Parking is not allowed on the grass or landscaped grounds.
 - Damage to the irrigation system or turf by the home owner's guests or service personnel is the responsibility of the home owner.
 - Service vehicles must park on the street side or in the home owner's bricked driveway.
 - Work vehicles, trucks, panel vans, motorcycles or trailers may not be parked in the home owner's driveway overnight. Overnight parking of allowed vehicles is restricted to home owner's garage and bricked driveway.
- ✚ **Quad Villas parking:** Service vehicles must park on the street side or in the home owner's bricked driveway. Service vehicle exceptions are trucks used during roof replacement and special construction or repair work. These exceptions must be preapproved by management and include moving vans. It is the home owner's responsibility to prevent damage to the concrete aprons by heavy vehicles such as dump trucks. These aprons were not designed to support heavy construction vehicles or over the road vans and tractor trailer combinations. UPS and FedEx type delivery equipment are exempt.
 - Guest parking is restricted to the street side and the home owner's garage and bricked driveway. Short term guest and vendor parking upon the concrete aprons are allowed but must not block egress in or out of the adjacent villas garages or driveways. Short term is defined as 60 minutes or less.

- Home owner's parking is restricted to the home owner's garage and bricked driveway. The quad concrete apron areas are used for access to the four villas and for the convenience of the owner occupants. Owners ONLY may park their vehicles in these areas while performing common tasks such as driveway cleaning, car wash or moving objects in or out of the home or garage. Adjacent villas access cannot be blocked during such an activity.
- Emergency vehicles must have reasonable unencumbered access to the quad villas instantly at any time.
- Renters must be advised of the parking rules by the owner of the villa who will be responsible for violations and any damage caused by the renter.

The Essential Guide to Hurricane Preparedness

For specific information, visit the Palm Beach County Hurricane preparedness web page at: <http://www.pbcgov.com/dem/hurricane/>

Hurricane Knowledge

First, know your hurricane facts and understand common terms used during hurricane forecasts. Storm conditions can vary on the intensity, size and even the angle which the tropical cyclone approaches your area, so it is vital you understand what the forecasters and news reporters are telling you.

Tropical Depressions are cyclones with winds of 38 mph. **Tropical Storms** vary in wind speeds from 39-73 mph while **Hurricanes** have winds 74 mph and greater. Typically the upper right quadrant of the storm (the center wrapping around the eye) is the most intense portion of the storm. The greatest threats are damaging winds, storm surge and flooding. This is in part why Hurricane Katrina was so catastrophic when bringing up to 28 foot storm surges onto the Louisiana and Mississippi coastlines.

Here are some important terms you may hear:

- ✦ **Tropical Storm Watch:** Tropical storm conditions are possible in the area.
- ✦ **Hurricane Watch:** Hurricane conditions are possible in the area.
Watches are issued 48 hours in advance of the anticipated onset of tropical storm force winds.
- ✦ **Tropical Storm Warning:** Tropical storm conditions are expected in the area.
- ✦ **Hurricane Warning:** Hurricane conditions are expected in the area.
Warnings are issued 36 hours in advance of tropical storm force winds.
- ✦ **Eye:** Clear, sometimes well-defined center of the storm with calmer conditions.
- ✦ **Eye Wall:** Surrounding the eye, contains some of the most severe weather of the storm with the highest wind speed and largest precipitation.
- ✦ **Rain Bands:** Bands coming off the cyclone that produce severe weather conditions such as heavy rain, wind and tornadoes.
- ✦ **Storm Surge:** An often underestimated and deadly result of ocean water swelling as a result of a landfalling storm, and quickly flooding coastal and sometimes areas further inland.

During a watch, prepare your home and evacuation plan in case a warning is issued. During a warning, carefully follow the directions of officials, and immediately leave the area if they advise it. In the event of an **Extreme Wind Warning/Advisory**, which means that extreme sustained winds of 115 mph or greater are expected to begin within an hour, immediately take shelter in the interior portion of a well-built structure.

Hurricane Forecasts

Predicting a tropical cyclone's path can be challenging; there are many global and local factors that come into play. The storm's size and path can directly influence what sort of wind patterns guide, enhance or hinder its growth, and vice versa! Forecasters have computers that take huge amounts of data and try to predict where the storm will go and usually can calculate 2-3 days out fairly accurately. This is where you hear the terms computer models and spaghetti models being used. Generally the forecast track or path is given with the average consensus of these models. The National Hurricane Center has the most up-to-date information on tropical cyclone developments, forecasts and weather alerts, discussions analyzing the data and more.

<http://www.nhc.noaa.gov/>

Hurricane Kits

It is important to create a kit of supplies that you could take with you if you are forced to evacuate. This kit will also be useful if you are able to stay in your home, but are still affected by the storm, such as through the loss of power. One common trend seen when hurricanes are approaching is a wide-spread panic. When this happens, people rush in large numbers to get all the supplies they think they need. However, if you prepare your kit ahead of time, you can alleviate a lot of the potential stress of a very chaotic situation. You should create your kit in a bag that you can easily take with you. Some recommended items to include are:

- ✦ Non-perishable food (enough to last at least 3 days)
- ✦ Water (enough to last at least 3 days)
- ✦ First-aid kit (include any prescription medication you may need)
- ✦ Personal hygiene items and sanitation items
- ✦ Flashlights (have extra batteries on hand)
- ✦ Battery operated radio (again, have extra batteries)
- ✦ Waterproof container with cash and important documents
- ✦ Manual can opener
- ✦ Lighter or matches
- ✦ Books, magazines, games for recreation
- ✦ Special needs items: pet supplies and baby supplies if applicable ✦ Cooler and ice packs
- ✦ A plan for evacuation and for if family members are separated

Securing Your Home

Know how to secure your home in the event of damaging winds, storm surge and flooding.

- ✦ Cover all of your windows, either with hurricane shutters or wood.
- ✦ Although tape can prevent glass from shattering everywhere, be warned that tape does not prevent the window from breaking.
- ✦ If possible, secure straps or clips to securely fasten your roof to the structure of your home.
- ✦ Make sure all trees and shrubs are trimmed and clear rain gutters.

- ✦ Reinforce your garage doors.
- ✦ Bring in all outdoor furniture, garbage cans, decorations, and anything else that is not tied down.
- ✦ If winds become strong, stay away from windows and doors and close, secure and brace internal doors.

Power Outages

In the event a storm should leave you without power, there are a few things to consider and help you be ready and stay safe outside of your normal hurricane preparedness.

- ✦ **Gas:** Make sure your tank is full far in advance of an approaching storm. Most people wait until the last minute, rush to get extra gas for cars and generators, and subsequently gas stations can run out early.
- ✦ **ATMS:** Have extra cash on hand in the event no ATMS in your area are accessible or working.
- ✦ **Cell Phones:** Charge your cell phone and limit use after power is out.
- ✦ **A/C:** This can be the most uncomfortable side effect of losing power during a storm. Try to prevent as much light from entering and warming the house by covering up your windows on the inside. If you have back-up or battery operated fans, don't run them unless you are in the room. Fans create a difference in perceived temperature but do not cool the room; instead they create a cooling effect by dispersing the heat off your skin. It is said they can actually add heat to a room just by running.
- ✦ **Water:** Fill bathtub and large containers with water for washing and flushing only.
- ✦ **Food:** Turn your fridge temperature down and/or freeze any food or drinking water that can be frozen if you expect a power outage. Here is a guide on freezing food: http://www.fsis.usda.gov/FactSheets/Focus_On_Freezing/index.asp. Have a cooler with ice packs prepared to cool your drinks and snacks after power has been out for more than 4 hours. And importantly, check out this food safety guide for when to discard your perishable food: http://www.foodsafety.gov/keep/charts/refridg_food.html
- ✦ **Health/Safety:** The CDC has a great guide on how to stay safe in the event of a power outage: <http://www.bt.cdc.gov/disasters/poweroutage/>

Remember, any severe storm can be deadly and destructive. If you've survived a landfalling cyclone, you know the inconvenience and distress it can cause. One of the best tips to be prepared is knowing the cycle of a cyclone - **Approach, Arrival & Aftermath**. Prepare ahead of time and listen to the directions of officials for the approach. Secure your home, or find a safe shelter for its arrival, and know how to proceed safely during the aftermath.