

Embassy Park Condominium Association, Inc.

c/o Sea Breeze Community Management Services, Inc.

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Newsletter Mid-Year 2020

Hello everyone, first of all and under the current Pandemic situation we hope you are all doing well. We would like to update you on the work we have performed in the past 6 months since the new Board started.

- 1- We are proud to say that we have achieved one of our main goals which has been to find the leaks that have caused our water bill to be extremely high for many years. We recently finalized our investigation of the entire community successfully finding 4 under slab pipe leaks which 3 of those have already been resolved; we also found several running toilets and one main back flow valve leak; owners have been informed and urged to quickly fix. In this past two months we are already looking at a reduction of our water consumption which translates into savings, which will help to address maintenance issues that have been neglected for a while.
- 2- Flat roofs with leaks have been repaired in a timely manner.
- 3- Most of the exterior lighting is fixed. The exterior lights that you still see out is because of wiring work to the inside the units and due to the Pandemic, the access is limited.
- 4- Hurricane Tree trimming was scheduled ahead of time and performed just in time before the first small storm of the season.
- 5- Meetings have been conducted the 2nd Tuesday of each month, now using Zoom for easy access. All unit owners are invited to join and open to give your recommendations on how to improve our community.

As a Board committed to the well-being of our community, we would like to address the following points:

•Hurricane Season is here

It's time to make sure your home is prepared for this year's Hurricane Season that is already underway. It began on June 1st and will continue on through November 30th. We urge all residents to be prepared before any storm has been announced by:

1. **Trim foliage** – nothing should be touching the roof eaves, flat roof or fences. All debris should be placed in bags and taken to the dumpster. If there is an excess of debris the unit owner is responsible to haul it away from the property.

Once the storm has been announced and for those who are not familiar with hurricane season, please take in account the following:

2. All Loose objects should be removed from patio such as: Umbrellas, Shades, Ladders, Toys, etc, any loose object can become a missile and damage units, vehicles or persons.
3. Protect your property with Shutters.
4. Protect yourself; please do not go outdoors during a hurricane.
5. Keep a list of contact information for reference:
 - a. WPB Emergency Management Office 561-712-6400
 - b. County Law Enforcement 561-822-1894
 - c. Nearest Fire Rescue Station No.5 561-804-4850
 - d. Palm Beach County Town Clerk 561-838-5416

- e. Local Hospitals:
 - ii. Good Samaritan 561-655-5511
 - iii. JFK Medical Center 561-965-7300
 - iv. St. Mary's Medical Center 561-844-6300
- f. West Palm Beach City Utilities 561-822-2222
- g. Florida Power & Light 800-375-2434
- h. Local American Red Cross 561-833-7711
- i. Local TV Stations near me:
 - v. WFLX 561-845-2929
 - vi. WPTV 561-655-5455
- j. Local Radio Stations
 - vii. WPOM 1600AM 561-242-8155
 - viii. WRMF 97.9fm 877-979-9763
 - ix. 1290 WJNO 561-616-6600
- k. Property Insurance Agent if your property has been damaged
 - x. For Building Exterior contact your Property Manager or Board of Directors for the most up to date information.
- l. Your nearest neighbor's phone number. We recommend every owner have a "hurricane buddy". Someone they can count on to check their property before and after the storm if the owner happens to be out of town.
 1. Put together a Basic Disaster Supplies Kit.
 2. Pet owners should have plans to care for their animals.
 3. Know your Evacuation routes.
 4. Understand that while and in cases after the hurricane we might experience power outages, keep flashlights and enough batteries at reach, also canned foods might be your best option to buy before a storm and drinking water.
 5. Do not place a generator inside your property, the exhaust from generators contains lethal carbon monoxide, please your generator in a well-ventilated area.
 6. Be aware of all City announcements in regards garbage collection, be considerate to your neighbors and before a hurricane do not fill up the dumpsters unnecessarily. Keep garbage bags inside your own property or patio until next regular garbage pickup occurs if dumpster is already over-flowing.
 7. Post hurricane cleaning might take some time, please be patient, most contractors will prioritize depending on the risk and severity of the debris.

•Courtyard and Exteriors

The exterior color paint for our stucco walls is BANANA CREAM PIE from GLIDDEN or equivalent and for the wood fences color is BEHR CAPPUCCINO SC142 or equivalent.

•Gate, Cars and Parking: please be reminded...

1. Our community is occupied by more families with kids than ever before, and since the pandemic, it is noticeable seeing them playing outside and adults walking and exercising around. That means we all need to drive the roads throughout Embassy Park respecting the speed limit signs, slower and more carefully.
2. Every unit has 2 allotted parking spaces. Make sure you know which spots are designated for your unit.

Keep in mind Guest parking spaces are for occasional visitors. Per our Embassy Park documents, the same vehicle may not take up a guest parking spot for more than 48 hours.

That said, if you are expecting guest vehicles for more than two days, please send an email to our property manager, to let us know the make, model, and color of the car as well as its license plate number.

3. Overnight parking of cars or any other vehicle along the sides of the road is NOT permitted.

4. Please see attached Gate Form that needs to be filled by unit owners and renters, please reply back within 30 days from this letter to ensure access to our community.

•Recycling Bins

Make sure to break down all cardboard boxes BEFORE placing them into the appropriate recycling bin. If the bin is full, please place your items in the dumpster. Ditto for the plastic items.

Leaving cardboard, bottles, garbage etc., outside of either the blue or yellow recycling bin invites rats, raccoons and all sorts of other varmints.

•Pets and dog waste

Just a reminder that before acquiring a Pet it needs to be approved by the association, if you have not done so please communicate with our property manager to follow the stated procedures of approval.

When walking your dog make sure to pick up waste! Keep in mind that our grassy common areas are for everyone to enjoy. So, pick it up and please do not let this become an issue that we will need to deal with. Some communities actually have DNA tests for each pet and then test the poop that is found and fine owners. Let us NOT ever go there..... Just pick it up.

• Living together

If you live in your unit or rent it out, ALL occupants must be approved by the Screening/Welcoming Committee and are subject to a background check per the policies in the Embassy Park Documents. One exception: Not minor children, only 18 years of age or older.

If a unit owner/renter has a "visitor" for more than 30 days they are considered an OCCUPANT and need to be screened and approved by the Association. The owner of the unit is responsible to see that this happens.

Thank you for following social distancing guidelines. This Pandemic has affected us all in different ways. Please reach out to us if we can help by arranging groceries to be delivered or in any other way. We are a community after all and would like everyone to be and stay happy and safe.

Thanks to all for your cooperation,

Sincerely,

Your Board of Directors

Have an idea, suggestions or complaints?

Please feel free to contact our property manager, David Nolan, with any questions, comments, ideas, or suggestions you may have about how to improve our Embassy Park Community. Contact:

DavidN@seabreezecms.com .

*******GATE CODE & CLICKER NOTICE*******

Please note, we are updating and changing our gate access codes. PLEASE send the following information to: admin@seabreezecms.com or Mail to: Sea Breeze CMS, Inc. 4227 Northlake Blvd. Palm Beach Gardens, FL. 33410

We will need the following:

Unit # _____ Date: _____

Owner Name: _____ Phone Number: _____

Email: _____

Renter Name: _____ Phone Number: _____

Email: _____

How would you like your Last name/Name listed in the visitor's call box:

Last Name: _____ First Initial _____

Telephone Number () _____ - _____

This is the phone number that will be called from the visitor's gate. To open the visitor's gate you just need to press 9 [NINE] on your dial pad.

Gate Clicker Serial Number(s)- Should be found on the back of your gate clicker or inside the clicker if it has been erased from view.

1) _____

2) _____

3) _____

4) _____

5) _____

(4) Digit Code: Please provide your four-digit code to enter without a clicker. Please do not give these codes to friends or vendors.

FOUR DIGIT CODE: _____.

PLEASE NOTE: If you do not provide this information within 30 days of this notice, YOUR CODE AND GATE CLICKERS WILL NOT WORK. There will be a \$25.00 fee to re-program codes if not submitted in this timeframe.

Year-End Financial Reports

Florida Statute states we must send a copy of your fiscal Year-End Financial reports to all owners or advise that copies are available upon request. Please be aware reports may take a few months to prepare.

To help save you money we will not mail out the reports. If you would like a copy of the 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: *office@seabreezecms.com*