

# HAMPTON MEWS CONDOMINIUM ASSOCIATION, INC

## Newsletter – February 2012

Hi Everyone,

I will be sending information along from time to time to let you know what's happening from the board perspective in Hampton Mews. First, let me introduce our new board - Nancy Zebco continues another year as our Secretary, Bobbi Cogger is newly elected and will be our Treasurer and Pete Petrie (that's me) as your newly elected President. My wife Barbara and I reside at 1617 Monarch. We've lived here since taking possession from the builder in 2005 and are full time residents.

On behalf of the new board I would like to express thanks to our outgoing President, Rita Hebel, for all her work to keep our association well maintained and for her time and energy in dealing with the numerous issues during her tenure.

One of the projects that's underway right now is an engineering study of our buildings. Florida law requires that we have this type of detailed structural study done every 5 years. The two engineers who looked at several of our buildings were accompanied by our property manager Michelle Thibeault. They looked at buildings on both extremes of our association (oldest and newest construction) and a couple of buildings in the middle. They went up into the crawl space/attics, took a close look at the roofs, drainage and all other aspects of building construction. The formal report on their findings is due shortly - probably within a week or so. I will let everyone know what they've found and their recommendations.

As most of you probably know our roof power wash and painting project was completed in January and we now enjoy an 8 year warranty from the Sherwin Williams paint company. We used Sherwin Williams specifications and the work was supervised by one of their project managers to insure compliance by our chosen vendor. We also had our landscaper install a new, darker mulch around all units. My personal opinion is our units have never looked better.

Some residents have expressed an interest in upgrading our plantings, so please be assured that we will do what we can to address that situation. Whatever we do will be tempered by our landscaper's recommendation as far as timing and choice of plants. There are obviously best times to plant and times when new plantings should be avoided.

We have a website at [www.myhamptonmews.com](http://www.myhamptonmews.com) that has our documents and other information that you may find helpful.

We are starting our new financial year in good shape. The board will work within our financial plan to do everything possible to maintain and improve the appearance of our properties.

A reminder to all on an item that sometimes gets overlooked. If you either rent or sell your property, there is a form included in the rules & regulations that the current owner needs to fill out and send to our property manager. It's extremely important to our association for a variety of reasons, not the least of which is safety, that we know who is occupying the unit and their contact information. This need is for the protection of the owner's interests as well as a potential renter's.

If anyone has a questions or concerns please contact our property manager Michelle Thibeault at ([michelle@sunstatemanagement.com](mailto:michelle@sunstatemanagement.com) or 941-870-4996) or me at ([pete1024xx@yahoo.com](mailto:pete1024xx@yahoo.com) ). Our property manager's phone number is monitored 24 hours a day and can be used for all needs.