

Grenelefe Condominium Association Quarterly Newsletter **1st Quarter 2015**

Merry Christmas and Happy Holidays to you and your families!

“Blessed is the season which engages the whole world in a conspiracy of love.” - *Hamilton Wright Mabie*

The Association’s annual meeting for 2014 was held on November 8th. There was no election due to the fact that there were not more candidates than vacancies. The board members held an organizational meeting following the annual meeting and decided the following slate of officers would serve in 2015: John Rasmussen, president; Glenn Norton, vice president; Randy Kuhl, treasurer; and Bryon Smith, secretary. Carl Bauer, Earl Monari, Joyce Morris, Richard Moore and Tom Leiser are the remaining members that make up the board. Tom is a new director joining the board this year. Long time board member and treasurer Bob Kruger stepped down after serving on the board for 20 years. I have enjoyed working with Bob for the past 7 years and his contributions and leadership will be missed.

The board meetings for 2015 have been set in an effort to let owners who want to attend be able to mark their calendars in advance. The 2015 board meetings will be February 5th, June 4th, September 3rd and November 5th. The annual meeting is scheduled for November 7th.

Renting your unit is good way to offset the cost of your maintenance fees. However, there is some work and responsibility on the part of the owners in regards to renting your unit. Providing renters with the association rules and regulations (located on website at www.grenelefecondomium.com) can help to make their stay here at Grenelefe a more positive experience. Also, please remember that any person allowed to rent, lease or occupy a unit for a period of thirty-two (32) or more consecutive days must abide by the Association’s policy for renting condominiums. This includes a rental application and a background check. Please refer to the policy for more details on this. Also, please let your renters know that the Association office can only deal with owners when it comes to making decisions on services that the Association provides at an additional cost to the owner. An example of this would be A/C or heater repairs (if no service agreement). Lastly, we have had some instances where renters are refusing access to the Association for pest control and HVAC preventative maintenance. These are things that are paid for in your maintenance fees and are services that need to be performed. We had several instances where access was denied to perform preventative maintenance on the HVAC unit and the condensate lines clogged causing a leak into the lower unit. The owner was responsible for all costs associated with the repairs to the lower unit due to the negligence of their renter in refusing to allow the association to conduct the annual maintenance on the HVAC equipment.

A reminder that the association office as well as our website has listings of owner units that are up for sale and or rent. This is the time of year where we get a lot of inquiries about seasonal rentals and units for sale. I think that friends tell friends and past renters tell their friends about Grenelefe and how peaceful and beautiful it is out here. If you would like us to include your unit on the list for sale or rent, send us an e-mail at grenelefecondos@aol.com or give us a call at 863-422-0077.

The entire Grenelefe Condominium Association staff sends you warm holiday wishes, and as always, it is a pleasure for us to continue to serve you.

Sincerely,

Chris Gourdie

General Manager