

River Dance Condominium Association Newsletter

October 2017

Editor Jeannette Graham

Board Meetings

The following Announcements or Ratifications were made at and before the September 2016 Board Meetings:

- The Annual Owners Meeting will be held on December 6, 2017 at 6:00 pm in the Social Room.
- To not change the Association policy on electric car chargers.
- To have Canitize steam clean the trash chute, as well as fire proof the entire trash chute system.
- To have Dutchman Windows clean the Association windows this fall and not wait until spring.
- To approve the Association getting an Association credit card due to state law changing and forbidding debit cards.
- To hold a budget meeting on Thursday, October 26th at 11:00 am.
- To revisit the 2013 Window Replacement Guidelines and consider vinyl windows.
- To approve the purchase of wind screen for the pickleball courts, quoted at \$571
- To spend \$470.50 on fence repair from Hurricane Irma.
- To spend \$4,930 with CPR to repair soffit damage during Hurricane Irma.
- To spend \$525 with Brightview Landscaping to remove the fallen palm from Hurricane Irma.

Welcome Back

The Board, residents and staff would like to offer a warm welcome to our residents returning from their summer homes. We hope that those returning waste no time in getting back into the swing of things here at River Dance. There are plenty of entertainment options both on property and in the surrounding community.

Annual Meeting

The Association's Annual Meeting is scheduled to occur on Tuesday, December 6, 2016 at 6:00 pm. There were two positions opening for the Board, however, the Association only received Intent to Run from Dave Wood and Kay Wight, so there will not be an election. The Board will remain the same.

Mail Package Delivery

When receiving a USPS package, a notice will be placed inside your mailbox alerting you to the presence of a package in the mailroom or office. The package will be in the mailroom. Management will always sign for certified mail, Fed Ex and UPS, however, the packages are delivered to your door or mailroom. If you do not wish for management to sign for you, please let management know.

Important Dates

October 6, 2017-	1 st Notice of Annual Meeting
October 30, 2017-	Piano Tuning
November 3, 2017-	Fire Panel Testing
November 5, 2017-	Daylight Savings Ends
November 10, 2017-	Wine & Cheese Social
November 13, 2017-	Book Club
November 22, 2017-	2 nd Notice of Annual Meeting
November 23, 2017-	Thanksgiving Day
November 30, 2017-	Holiday Party Money Must Be Received
December 1-2, 2017-	Blues Fest
December 6, 2017-	Annual Meeting
December 8, 2017-	Holiday Party

Guest Suites

Due to Hurricane Irma, the Association pushed forward the scheduled Reserves Remodel of Guest Suite B. Guest Suite A will be remodeled the summer of 2018. Please remember that Guest Suites can be reserved up to four months in advance and up to seven nights in a row. During "season" which runs from November 15- April 30, Units are limited to a total of seven (7) nights. Enjoy your visitors and showing off our beautiful property!

Welcome Catherine!

The Association would like to offer a warm welcome to Catherine Lenneman. Catherine has been with River Dance since October 2nd and is doing a fantastic job. If you see Catherine, please offer her a warm River Dance welcome!

Don't forget to attend the Sunday Night at the Movies and the game night on Thursdays in the Social Room.

Rule Reminders

As always, we can get caught into a rut with the day to day living in a community. We forget community Rules & Regulations or have Guests that aren't familiar with our community policies. On that note, some reminders:

- Guests are an Owner responsibility. Owners must familiarize guests with our Association Rules & Regulations.
- Short Term Rentals of less than one month or Property Exchanges are not permitted. All tenants must submit applications for background checks.
- **All cardboard boxes must be broken down flat** and disposed of in the first floor garbage dumpsters.
- Please wipe down each piece of fitness equipment after you use it. Nobody likes a stranger's sweat and germs.
- If you or guests are smokers, please don't allow cigarette butts to be thrown off your balcony.
- If you have a long vehicle, please be sure to pull it into your space as far as you can and don't let it hang into the driving area.
- SECURE YOUR VEHICLES to prevent theft temptations.
- If you see something, report it to management or police, depending on the time of day.
- The pool opens 30 minutes before sunrise and closes 30 minutes after sunset. Please wear shoes and cover ups when in the common elements.
- Please be sure to shut off the grill before you turn off the gas. Someone left the gas burners on and turned the gas off. This could seriously injure the next person to use the grill.
- All moves must be scheduled with Management. There are refundable and non-refundable moving fees associated with moving.

Hurricane Irma

The Association would like to thank staff for all that they did for the building and residents, both before, during and after Hurricane Irma. The Association learned that before leaving for the season, Seasonal residents need to prepare their Unit as if they lived here and were evacuating. It would also be wise to make sure that a year round neighbor(s) have access to your Unit as our limited staff cannot take care of "last minute" items for absentee Unit Owners before hurricanes.

Building Algae

At the last Board Meeting, Owners and Board discussed the green algae which grow on the building in the courtyard. Vendors have been contacted in regards to this algae and the expense of Dutchman Windows removing the algae doubles the cost of window washing. The large expense of anyone accessing our windows is the lift expense, which must be used. In an effort to operate within the budget and to keep maintenance fees low, the Board is requesting that Owners spray straight bleach or a 75% bleach, 25% water solution out their windows. This bleach water will remove a large majority of the algae and will keep River Dance looking beautiful, keeping your property values higher.

Social Committee Corner

- Thank you for the success of this month's garage sale...
- The November 10th Wine & Cheese will be a little bit of Holiday early. Our hostesses will provide turkey & ham. Sign-up sheets will be in the office for your delicious side dishes. We will have sit down tables so that you may have Tom Turkey in style. Please sign up early!

Last but not least, the Committee is excited to offer all of us a very joyous party for the December 8th Annual Holiday Dinner. This year we are pleased to be able to host it at the Manatee Performing Arts Center. The Committee decided to let everyone relax and enjoy this year's Holiday Season by not having to cook or move furniture for the party. As their exclusive caterer, Pier 22 will be catering the fabulous buffet. The cost will be \$50 per person. Dinner will consist of beef tenderloin, bruschetta chicken, salads, vegetables, roasted potatoes, breads, and desserts. Pier 22 is graciously allowing the Association to bring our chocolate fountain to be served with desserts and fresh fruit. Soda's, coffee, teas and water will be included.

Dr. Peter Soudijn is back by popular demand to provide music.

The Social Committee will be using garage sale proceeds to offset the expense of the cash bar, which will be offering adult beverages at \$7 each.

Always thinking of you!

The Social Committee