



Greetings from Greenelefe!

Winter 2021/2022

Merry Christmas, Happy Holidays and Warm Wishes for 2022!

***"It is Christmas in the heart that puts Christmas in the air."*** - W. T. Ellis

The Association's annual meeting for 2021 was held on November 5th. 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 2022: John Rasmussen, president; Tom Leiser, vice president; Randy Kuhl, treasurer; and Bryon Smith, secretary. Ken Acevedo, Earl Monari, Joyce Morris, Tom Sparks and Charles Erwin are the remaining members that make up the board.

The board meetings for 2022 have been set in an effort to let owners who want to attend be able to mark their calendars in advance. The 2022 board meetings will be February 3rd, June 2nd, September 8th and November 3rd. The annual meeting is scheduled for Friday, November 4th.

We have included the HVAC service agreements with this mailing. I wanted to point out why signing up for these service agreements is a good idea. Unless you have replaced your AC system within the past few years and have a warranty on your units, this could save you a bundle if you experience problems with your AC system. The high heat and humidity of Central Florida keeps the ACs running almost constantly in order to keep our homes cool about 8 months out of the year. The service agreement costs \$150.00 per air conditioner and covers most repairs to the system. This annual service agreement is transferable if you sell your unit. Having a service agreement can save you money if you have any problems with your AC. The income from this program also helps to offset maintenance fees, so it does help to keep them lower and offers you a type of insurance for your AC. It is also a good thing to have if you are renting your unit. AC issues are not confined to Monday through Friday during working hours and tenants are not usually content to wait when the AC is not working. They want it fixed immediately and having an AC agreement will help you avoid the expensive after hours and weekend fees that you would be charged if you did not have an agreement.

As a community, we continue to struggle with residents and non-residents littering. People are just tossing fast food trash, beer cans, and other miscellaneous trash on the ground at the buildings and along the roads. We have posted "No littering" signs at each entrance of the Association and our rules specifically address this. The Bylaws, Rules and Regulations, #6, state, "All garbage refuse is to be deposited only in the facilities provided for that purpose." A big thank you to those of you who walk the property and pick up trash to help keep the property clean. This is a big help to our landscaping staff which struggles to keep up with the trash in addition to all their cutting, trimming, mowing, weeding and irrigation work. It has reached the point where we have had to assign employees to designated areas that they are responsible for picking up trash. We will need to look at adding more employees to our staff in order to maintain our regular duties in addition to the trash. This will inevitably lead to increased fees for owners.

Speeding on the roads within the Greenelefe Community is another issue that continues to plague us. The roads are winding, narrow and often filled with pedestrians and golf carts. Although the parking lots belong to the association, the roads do not. They are owned by Westgate and any decision to add speeding deterrents such as speed bumps or speed humps would be theirs.

Speaking of Westgate, they seem to have a potential buyer with serious interest in the property. I know, I have said this before and usually the sale falls through, but I have seen more activity this time than ever before, so I give it a firm "Maybe". I will "Definitely" keep you apprised of any serious developments if Westgate sells.

From time to time, the Association must enter individual units either for regular maintenance or to prevent damage to other units from things like leaking air conditioning or leaking plumbing. Residents sometimes deny us access or avoid our requests, preventing us from fixing things like water damage and thus, compromising our buildings. There has been a significant turn over in owner units over the past several years and we are seeing less and less new owners who provide keys to the Association for access to their units. There is the impression that the Association does not have the right to enter an owners unit unless given permission. We are very respectful of our owners, their tenants and their privacy, however I feel the need to clarify the law on this matter. Under Florida law, the Association has the irrevocable right to enter units for these purposes at reasonable hours. Although, we have not reached this point, the Association can require that unit owners provide the Association with a key for access to a unit. Also, there is no requirement that the Association provide advanced notice so long as the amount of notice provided, if any, is consistent with good business judgment, prudence and civility. To avoid future issues, please be aware that the Association has a right to enter in order to make repairs and be sure to communicate this with your renters if you rent your unit. Residents need to cooperate with the association when we need to do so. We strongly suggest that you provide the Association with a spare key to your unit for use in case of emergency. In the event that an Association element is damaged because a unit occupant refuses to allow us entry, we will hold both the unit owner and occupant responsible, including for any increased costs of repairs.

When the condominiums were designed over 40 years ago, I wish they would have plumbed each of them with a washer and dryer hook up, but unfortunately, they did not. This creates an issue for many owners because they want to have the convenience of their own washer and dryer. Not all of the condos can accommodate a washer and dryer, especially the upstairs units. The factor that makes it difficult is how the drain lines need to be hooked up and what lines they are hooked into. Adding to the challenge is that the association does not allow any alterations to the exterior of the buildings, meaning all plumbing has to go through the interior walls. This limits where and how you can install a washer and in some units it is not possible unless you want a 4 inch drain pipe running on the inside of the unit! Installing the washer using the kitchen plumbing does not work either because there are only two inch drain pipes through this area of the condominium and the amount of drainage from a washer would overflow the downstairs kitchen and ruin the cabinets and countertops. The aforementioned issues are only a few that we run into in trying to help owners work around the challenges of installing washers in their units. This is why it is required to apply for a washer and dryer install using the proper form ( found on our website) and to use a licensed plumber and electrician. We require drawings of the plan for hooking up the drain lines to be turned in along with the application. Also, we offer to send one of our staff over to discuss the potential installation to make sure that there is a full understanding as to what is and is not permissible with regards to the installation.

Well, that is all the news there is for now! The entire Grenelefe Condominium Association staff sends warm holiday wishes to you and your families, and as always, it is a pleasure for us to continue to serve you.

Sincerely,

Chris Gourdie  
General Manager