



Greetings from Greenelefe!

NEWSLETTER 4th Qtr. 2022

Greenelefe Resorts Development, LLC, the owners of the resort center, golf courses, pro shop, Lancelot Lounge, and the swimming pool have done a partial shutdown of their operation. The golf courses have both been closed. They are looking to open the East course in the early Fall. There should be an announcement sometime in September. The South course will not be reopened; however, they will continue to mow the grass. The idea is that the East Course will be the only course and that they will invest in making it a better course. They have retained employees to monitor the golf course and property during the hiatus. They have hired a company called Down to Earth Landscaping and Golf to bring the East Course back up to a better standard. Also, since they are not redesigning the course, there is no need to hire an architect to reconstruct a new course so they will be saving money. The plan is that they will be doing this starting now through October. They did renovate the Lancelot Lounge with new paint, carpeting, and furniture. For now, the lounge will only be open Friday and Saturday. They are planning on opening the lounge full time to coincide with the opening of the golf course in the Fall. The pool, fitness center and outdoor bathrooms are closed and will be reopened when the lounge is back to full time hours. As far as golf and amenities memberships, someone from their group will be reaching out with details on renewals and new membership packages as they get closer to reopening.

1000% not going to build on the East Course, New builds would help pay for roads and golf course but housing is so bad running irrigation every 4 days spent \$150000 on irrigation , Pools good shape resurfacing thinking about membership model maybe driving range, putting area Needs cash flow. Some bites but nothing substantial.

Trash Area Signs- owning condo and home not OK to dump home trash at condo trash area The trash disposal areas require quite a bit of resources and labor to get them to where they are today. Now they require a lot of labor to keep clean and picked up. This is mostly due to bad behavior and people not following the rules. We have had several incidents where people will drop their trash outside of the compactor because the hopper is full and (we hope) it is because they do not realize that the door to the compactor must be opened and closed 2-3 times to activate the compactor clear the hopper. We have been catching the offenders on film and contacting them by e-mail (we collect that when we issue trash code access) to educate them on the problem they started. We put some new signage up to try and educate the residents and to prevent the resulting piles of trash that accumulate on the weekends (We clean up throughout the day on Monday – Friday, but have staff checking it once per day on Saturdays and Sundays).

The Association has insurance for the exterior of the building (basically from the walls out). However, it does not cover the interior of your unit. Things like floor coverings, appliances, cabinets, hot water heaters, fixtures, vanities and many other parts of the condominium are the responsibility of the owner. This is why we strongly suggest that owners get HO-6 condominium insurance. HO-6 policies cover personal property, liability coverage in the event that a leak or something else from your unit causes damage to another unit, loss of use, which provides monetary compensation to pay for you to live somewhere else, loss assessment, which steps up to cover damages if limits are exceeded by the claim for the master policy and medical payments to others, meaning others who are not residents of your unit that get injured on your property. These are just the basics. There are plenty of additional coverage options that you can add depending on your needs.

If you're shopping for condo insurance or even if you already have it, you should consider some simple steps to make sure you're both properly covered and not overpaying:

1. Make an inventory of all your personal possessions
2. Check what the Association covers - Contact information for our current agent can be found on our website on the "Welcome to Grenelefe Guide" under "Insurance"
3. Update your policy after expensive purchases
4. Check your policy for discounts
5. Maintain the interior of your condo

Mailbox keys, should be with unit keys. Cost

Utilities one person, e-mail one to two days best cant always answer calls due to people in office. Danita Campbell [dcampbell.grud@gmail.com](mailto:dcampbell.grud@gmail.com)

Speaking of air conditioning, as part of your maintenance fee structure, the Association provides a quarterly filter change and an annual preventative maintenance for your condensing units and air handlers. If you have provided us with access to your unit, then we have been performing this service for you regularly. One way to insure that we have been servicing your AC equipment is to look for a sticker on the air handler in the closet that is dated each time our technicians visit. These filter cleanings and preventative maintenance services ensure that your ACs are performing to the best of their abilities. If you are renting your unit long term or short term, be sure to tell your tenants or guests to allow access to our staff to perform these services. There have been instances where access has been denied and units get skipped until the next quarter. We keep detailed records of instances where we are unable to gain access to service the

ACs. If you are in the situation of having tenants occupying your unit, feel free to e-mail the Association at [grenelefecondos@aol.com](mailto:grenelefecondos@aol.com) and we can verify the services you have received.

AC Disposable filters we will change it , AC changes. Keep filters, or you can purchase a metal washable filter for \$58.00 ( current price) one time fee and we will install it and wash it quarterly.

Lightning strikes do not trust food in your unit if you don't occupy,

Chris Gourdie  
General Manager