



Greetings from Grenelefe,

First quarter 2023

Merry Christmas, Happy Holidays and Warm Wishes for 2023!

“What is Christmas? It is the tenderness of the past, courage for the present, and hope for the future.” -Agnes M. Pahro

The Association’s annual meeting for 2022 was held on November 4th, and an election for board members was conducted. There were five open board seats and Eight candidates. The following board members were elected for two-year terms: Avi Rappaport, Shaya Katz, Chris Palamidis, Charles Erwin and John Rasmussen.

A board organizational meeting was held on November 4th for the purpose of electing officers for the upcoming year. Here are the results: John Rasmussen remained as President, Randy Kuhl remained as Treasurer, Earl Monari will serve as Vice President and Chuck Erwin will serve as Secretary.

Board meetings for 2023 will be held quarterly, the first Thursday of February, June, September, and November, at 1:00 p.m. The 2023 dates are February 2nd, June 1st, September 7th, and November 3rd. If any other board meetings are needed, notices will be posted, and they will be handled via conference call when feasible.

This newsletter is accompanied by our AC service contracts. 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 due to the workloads that are required to keep our homes cool about 8 months out of the year. The service agreement costs \$200.00 per air conditioner and covers repairs to the system. (Refer to Schedule A of the enclosed agreement for parts that are excluded.) This annual service agreement is transferable if you sell your unit. I found the following information on Homeadvisor.com:

How Much Do Common Air Conditioner Repairs Cost?

Refrigeration leak detection and repairs - \$225-\$1,400

AC Refrigerant recharge - \$160-\$400

Circuit board replacement - \$120-\$600

Replace fuses, circuit breakers or relays - \$15-\$300

Thermostat Replacement - \$60-\$250

A/C compressor repair hard start kit - \$100-\$250
Capacitor or contactor replacement - \$90-\$400
Evaporator coil replacement - \$650-\$1,300
Condensing Unit fan motor replacement - \$100-\$800
A troubleshooting service call can vary from \$75-\$180

As you can see, these costs can add up. Having a service agreement can save you money if you have any problems with your AC. By keeping your units running efficiently, we can head off problems with the condenser lines getting clogged and creating more work for the Association due to costly leaks. 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.

Occasionally the Association receives reports of damage caused by leaking hot water heaters. Water heaters usually have about a 15-year life. Our AC tech checks to see if there are any hot water heater leaks when he is doing preventative maintenance on the HVAC system. However, they can start leaking between these service calls. It is important that a drip pan is placed under the hot water heaters when they are replaced to protect your unit and the units of others from water damage if they should start to leak. It is a simple and inexpensive precaution that can save a lot of money and headaches in the future.

Another issue that owners sometimes have is various pests finding their way into units. The original design on these buildings called for the use of carpeting as a baseboard rather than something sturdier like wood or vinyl. The problem with the design is that they did not bring the drywall all the way down to the floor. There is a gap between the bottom of the sheet rock and the floor that is covered by the carpet type baseboard. This gap allows all kinds of bugs, lizards, rodents, etc. easy access to the unit. Most of our owners have invested in wooden baseboards and this has really cut down on unwanted pests.

Renting your unit is a good way to offset the cost of your maintenance fees. However, there is some work and responsibility on the part of the owners regarding 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. The "Welcome to Grenelefe Guide" is a great tool and source of information for your renters. 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 background check. Please refer to the policy for more

details on this. The background check can take anywhere from 48 hours -best case scenario, to a week or more – worst case scenario. If your potential renter has something come up on the criminal background search, it takes longer for some counties to report the information to the background check vendor. We must wait for the complete report regardless of the outcome. Start the background check early in the rental process so that you can adjust for any delays. (Not two days before they are supposed to move in!) 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 these would be A/C repairs (if there is no service agreement). Lastly, we have had some instances where renters are refusing access to the Association for pest control and HVAC preventative maintenance. HVAC is paid for in your maintenance fees and most owners have pest control as well. These are services that should be performed to protect your condo. There is the impression that the Association does not have the right to enter an owner's 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 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. If 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.

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 staff which struggles to keep up with the trash in addition to all their other work. It has reached the point where we have had to assign employees to designated areas that they are responsible for picking up trash.

The situation with the East golf course has not changed. It is closed and will remain closed until the financing for the development of the land acquired by Grenelefe Development LLC is reacquired and they begin building and selling. The plan is to use fees from the sale of the new buildings to finance the golf course. Until it becomes more profitable to build and sell property, the funds to regenerate the golf course are just not there.

John Rasmussen, President of the Condominium association, met with Scott House, Grenelefe Development LLC, to discuss the pool and the amenities situation on behalf of the condo owners. They had a productive conversation and John will be bringing up the status of the swimming pool and access for the condominium owners at the next board meeting to discuss with the rest of the board. Scott mentioned that the pool resurfacing should be completed in the next few weeks and that they will be reopening the pool soon, however, it will not be heated. The cost to heat the pool was staggering, so they filled in and covered over the hot tub and will move forward with an unheated pool. Depending on where you are from, the pool season can vary. If you are a Northerner, the temperature of the water and the air would afford for an earlier pool season. If you are a Floridian, you would lean more toward the summer months. This might work out well for keeping the overcrowding down and let's face it, the water temperature of our pools here in Florida in July is way too warm! Scott talked about starting Food Truck Fridays (or Saturdays) if he can get enough of our residents to support this. I know that he is working with the Grenelefe Social Organization and has allowed them to use the lounge to host some of their events. Scott also said that they are adding virtual video golf gaming to the lounge which should be a huge hit. (Pardon the pun) The positive take away here is that Scott is trying to keep the Lancelot Lounge and the pool area open and is doing what he can to create a social atmosphere where people can get together. The more traffic the area gets, the more revenue it will generate and the more hours and days it can stay open.

As was mentioned above, the Grenelefe Social Organization welcomes condominium owners to join their group. The organization sponsors some social events throughout the year. This is a great way to get connected with others in the community. Here are some upcoming events that are taking place in the Lancelot Lounge:

Christmas Sing Along December 17th – 3-6pm

Mardi Gras Party February 18th – 3-6pm

Catered drop off event with dining in a relaxed setting. Cash bar.

Farwell Party April 1st (April Fools Day!) time-TBD Outdoor Grill Party

To become a member of the Grenelefe Social Organization, contact Social Director, Pam McKendrick at [**pam.mckendrick@gmail.com**](mailto:pam.mckendrick@gmail.com)

That is all the news there is for now. 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