

# ABC

Homeowners Association, Inc.



May 2016

## **HELLO !**

The Board of Directors wants to keep you informed on current activities and future plans for our community. If you want more information, visit [www.ccmc-nc.com](http://www.ccmc-nc.com).

**Please register for the new website and access budgets, financial reports, meeting minutes, and more.**

## **RENOVATIONS**

Significant maintenance projects this Spring:

- Edge metal flashing on porches/balconies of building units
- Voluntary program for owners to purchase carpet, windows, and doors
- Entrances with landscaping walls
- New entrance sign
- Fitness Center bathroom commodes replaced
- Additional pool furniture
- Boat trailer storage area cleared

## **MAINTENANCE**

Some of the maintenance projects completed:

- Pool painted
- Entrance signs with correct street numbers
- Additional bike rack
- Pool light fixtures replaced
- Pool fence repair
- Observation decks repair
- Tennis practice court surface repair and wall paint
- Enhanced landscaping trimming and weeding
- Clean up of owner furniture on building walkways
- Clean up of owner personal property under buildings which should be stored in condo or storage building
- Wind screens added for ground floor fire doors

## **INSPECTIONS**

- An inspection of pilings under all buildings has been completed by an engineer and repairs are underway.

- Also inspections were done of all stairways, elevated walkways between buildings, and observation decks. Minor repairs have been completed.

- As you may know, there have been structural failures on the island resulting in buildings condemnation and personal injuries. The Board has a program for structural inspections on a periodic basis by a professional engineer to ensure the premises remains safe.

## **INSURANCE**

There have been several insurance claims recently due to one unit causing damage to another unit and the damages exceeding the association's insurance deductible. As a result, insurance carriers would only provide coverage with a deductible of at least \$25,000 compared to the previous \$2,500. This means owners will be more responsible for damages to their units. A letter was sent to owners with tips on condo unit maintenance and winterization.

## **SECURITY**

- Vehicles parked on IBRC premises without a valid parking pass/decal will be wheel locked or towed at vehicle owner's expense.
- Boat Parking – There is new policy to limit "empty trailer" parking and storage to 7 days at the tennis center boat parking. Violators will be removed at owners expense.

## **PERSONAL STORAGE UNDER BUILDINGS**

Please remember there is no storage of personal property, including grills, furniture, building materials, kayaks, etc., under the buildings. Staff may remove and dispose of property left unstored in your condo or storage building.