

SUNSET COVE CONDOMINIUM NEWSLETTER

January 2020



Our goal is to improve the quality of life and increase the value of our investment at Sunset Cove

We want to thank everyone who attended the 2020 AGM in January. It was a good meeting and everyone who attended had a good time at the owner's dinner and reception at "It's 5 O'Clock Somewhere" pool bar and grill on Saturday evening.

By now you have received the draft 2020 AGM Minutes. Take a few minutes to look them over. They have been posted on our website along with copies of the EXCO meeting minutes. You will find our bylaws, policies, prior newsletters and other information there also.

Bert Blair and Dave Greer were elected to new 3-year terms on the board. Many thanks to past board members **Darla Youldon** for her work on Operations and landscaping and **Art Applegate** for his work on special projects including our new windows and sliding doors, repainting of the railings and other projects.

New EXCO Responsibilities - Jim Mattis remains President, Dave Robinson is responsible for hotel relations and Dave Greer is the Treasurer. Everard Leacock is responsible for operations working with Bert Blair and Bill Newton.

Accomplishments in 2019 – The railings were repainted and the landscaping looks the best it ever has. The new bollard lighting has been completed over the entire property.

Financials and Budget – Sunset Cove continues to be in sound financial condition and there will be no increase in fees this year.

Logic TV, Internet and Telephone – We now have more channels than before and the internet is considerably faster. We also have coverage on the common grounds. To make use of the "free" phone service included in the cost of the internet and TV package you simply have to plug your phone into the router which is located by your TV where the connection comes in from the wall. The problem is you have to get up and walk over to the TV area to make or receive a call. To

resolve this inconvenience, you need to get a cordless phone system and plug the base into the router. Then plug the other hand sets in any place that is convenient for you.

The base charge for the TV and Internet services is billed to the Strata and appears on you monthly statement. The cost of any local, cell, 800 numbers or international calls will be billed to the individual owner. If you want to call block any of these outgoing numbers you need to call Logic to obtain or install the little black box sometimes referred to as the “chatterbox”. It plugs into the router and sits between the router and the phone. Contact Logic customer service at 745-5555 or our account representative, Otis Myles at 938-0025 or omyles@logic.ky to get the “chatterbox” and have the call blocking installed on you system.

Old Internet or Phone Service - To stop being billed for your old services you need to contact them for specific instructions. There are some forms and you need to return the old router if you were using one. It is up to each individual owner cancel their old internet and phone service and arrange for call blocking on the new one. The Strata is responsible only for the base service of TV and internet.

Security, Owner and Guest Identification –The guards have printed instructions in regards to the beach and pool areas. They are also instructed to ask everyone on our property for proper ID. If you or your guests do not have the current key fob ID’s contact Kelley at the Strata office. Even if you are a long-time owner or resident do not be surprised if you are asked for appropriate ID.

Personal Property Insurance – The Strata is not responsible for any damage to your personal property, regardless of cause, and recommend you have PPI otherwise you are self-insured.

Balconies and Patios - Must be clean and free of everything except patio furniture and umbrellas. Nothing can be hung off the railings, no storage chests, boxes, bicycles, plants, etc. Do not chain bikes to any railings.

Construction or Repairs – No construction is allowed in the condos during the high season which runs from November 15 to late May except in case of emergency. Before you do anything make sure it is allowed by our bylaws and policies and the board has approved it in writing or the work will be stopped. Window treatments must be white or off-white as viewed from the outside.

Want To Sell Your Condo? – Let us know and we will put your contact information in the newsletter so other owners can contact you. That way everyone wins.

Website: www.strata43.com, Password is Stingray

From The Executive Committee