

Fiore at the Gardens Condominium Association

100 Myrtlewood Drive
Palm Beach Gardens, FL 33418

Tel: 561-776-6262

fioreatthegardens.com

MANAGER'S REPORT

DECEMBER 2023/JANUARY 2024

HAPPY NEW YEAR TO EVERYONE

(Yes, I'm past the cutoff date!)
Yesterday was November (feels like)
and yes, we survived another holiday
season. Whether ringing in the new
year meant missing a friend or loved
one, enjoying new ones, a time of
reflection and change or simply a
welcome opportunity to set new goals
and hope for new dreams to take
flight, **Cheers to 2024 being
whatever you need it and want it to
be...and BETTER!**



Administration:

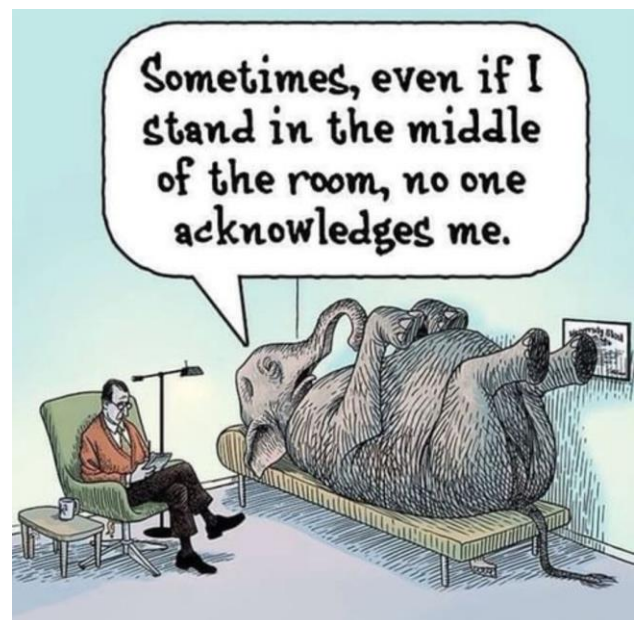
- **Leasing/Resales**

Total closed tenant applications for December/January 2024:6

Total closed owner applications for December/January 2024: 2

- **Approved 2024 Budget and One-Time Special Assessment**

#Elephant: At the Special Meeting held on December 6th, the Board approved the proposed 2024 Budget and One-Time Special Assessment. **The 50% increase in your monthly maintenance fees is strictly due to an anticipated 50% increase in the Master Insurance Premium when it renews in June.** Last year we budgeted for a 50% increase and got hit with a 129% increase. Due to that



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budgetary shortfall, our Association (like many others) was forced to require a special assessment in the amount of \$105,600.00. Your response has been as expected considering these circumstances and the Association will continue to do their best to explore all our options to secure the best rates for 2024 in a very challenging environment. We will be having a pre-renewal meeting with our Agent in February and welcome any ideas and suggestions you may have.

- **Payment of One-Time Special Assessment** – Despite me and the Board's efforts to make payment of your special assessment as easy as possible, we did encounter some unforeseen accounting system glitches at our corporate office. **The Special Assessment is not due until February 29, 2024 and you may pay via clickpay online or personal check delivered to the Seacrest Office** (Seacrest Services, Inc., 2101 Centre Park West Drive, West Palm Beach, FL 33409) **or dropped off at the Management Office.** **IMPORTANT: If you have Direct ACH Debits set up to pay your fees, both your maintenance fee and special assessment were already withdrawn so please check your banks before sending a check.** **Sorry about all the issues and I truly appreciate your patience and understanding!!!**



Property:

- **Holiday Lighting/Decorations** – We certainly enjoyed having our main entrance palm trees dressed in lights for the holiday season and some of our residents were feeling festive themselves as evidenced by the cheerful décor on their balconies/patios. Unfortunately, it's time to take them down until next year. Randy's Holiday Lighting was onsite Thursday, January 11th to steal Christmas until next year!



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Kudos to Randy, Great Job!



- **Main Entrance Color – Option 2 takes the win!** Thanks to those of you that participated in selecting this year's colors! We are charmed and seduced everyday by the Deep Rose, White, Orange and Orchid Blush Sunpatiens! **Orange** you glad we debuted this color?



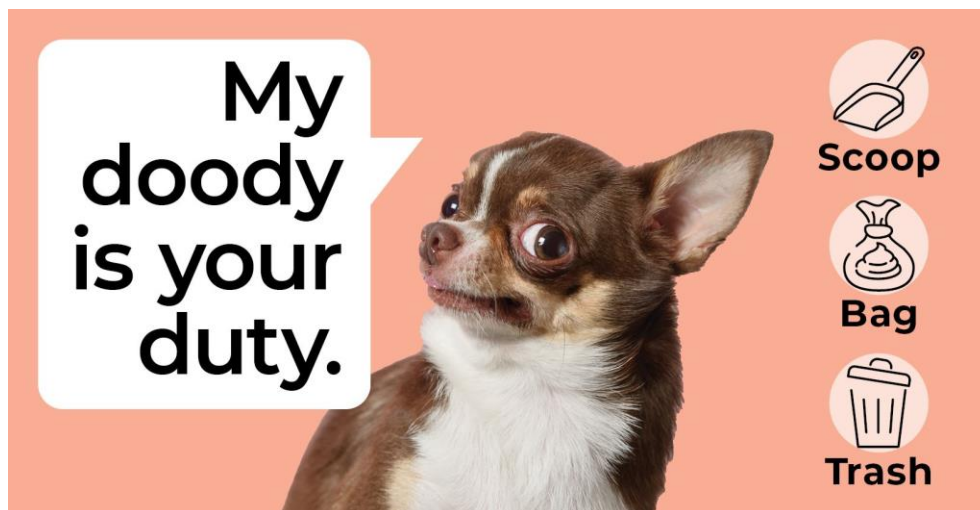
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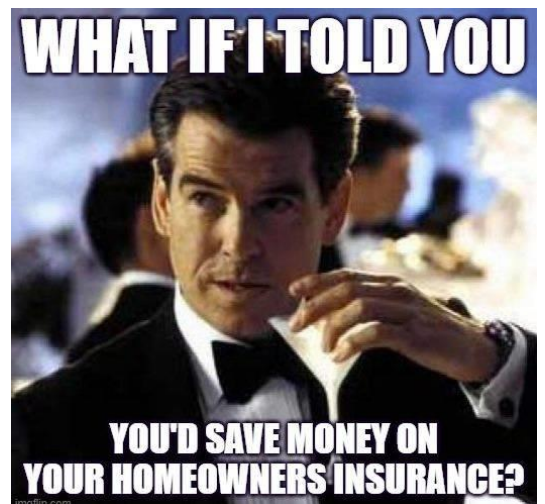
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- **Dog Poop** – You know that “warm” and fuzzy feeling you get when you reach down to pick up your fur babies’ fresh poop and grab another babies cold dung or step on it with the brand new kicks you got for Christmas? Let’s keep it “clean” but “#\$\$%@!!!!” There has been an uptick in dog poop not getting picked on the West Side and we suspect it’s happening after dark. Does the Board need to re-visit DNA testing? Keep in mind, the cost will be billed back to the residents so please do the right thing for your neighbors and this community. Anyone seen not picking up will be fined, no exceptions.



- **Shopping for New Home Insurance?** Many of you are doing just that and are requesting certain documents for your agent that may help offer home insurance discounts. A good agent will make sure you get all of the discounts available to you but here are roof age and safety discounts considered often, the documents you will need and how to obtain them:
 - **Wind Mitigation Reports** –

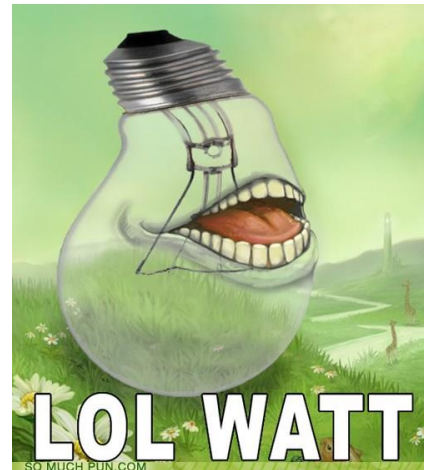


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Available upon request via email from your Property Manager at fioreatthegardensmanager@gmail.com (soon to be available on our website (fioreatthegardens.com)). Please note, there are two reports per building (one with data and one with photos), **NOT per Unit** (a common misconception). For example, If you live in Building 1, the location address on the Wind Mitigation Reports will be 1000 Myrtlewood Circle East. Please share that with your agent.

- **Fire Sprinkler Letters** – These letters may be requested directly from our Sprinkler Company, Farmer and Irwin, by emailing Tammy Macway, at tmacway@fandicorp.com
- **Fire Alarm Monitoring Certificates** – These certificates can be requested from yours truly, me, via that long email noted above.
- **“Watt” do you mean I’m out?**
 - **Street Lights** – American Lighting & Electrical Services was onsite to troubleshoot and repair 3 street lights that were out on the East Side of the property.
 - **Solar Lights Corner of Military and Grandiflora** – A workorder has been placed via the City of Palm Beach Gardens to troubleshoot and repair the two solar lights at subject location that are out.
 - **Street Light on Military Trail** – A workorder has been placed with FPL via the City of Palm Beach Gardens to repair the street light outside the property gates on Military Trail, by Building 2.

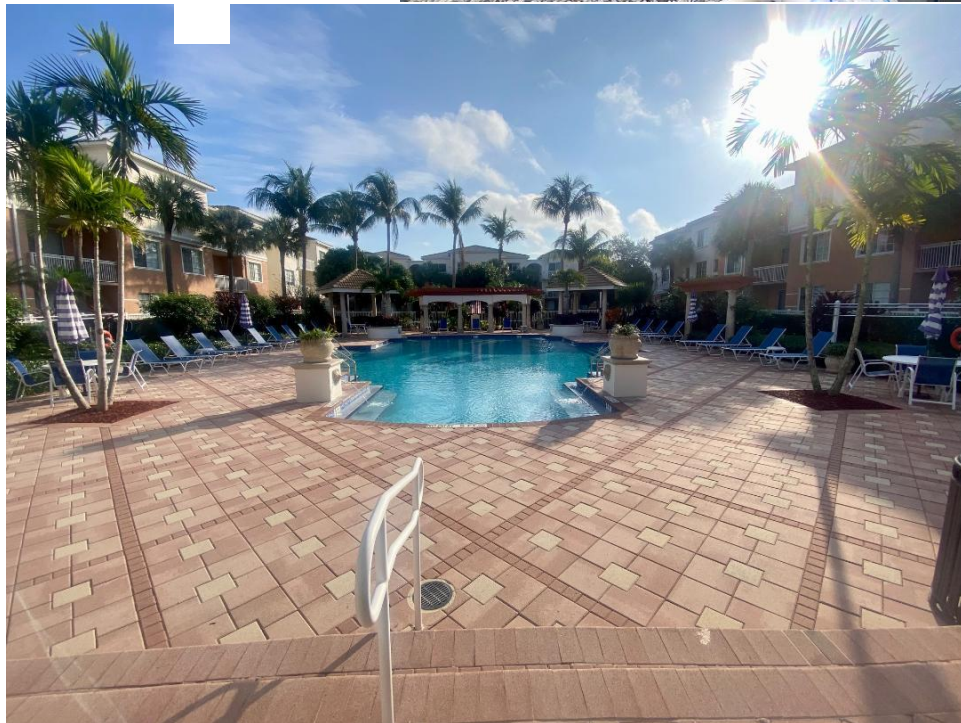


Just trying to keep Fiore Safe!

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- **Car Care Station Vacuum** – As most of you know, the vacuum is not functioning and well, when you insert a coin, it does nothing. It's been a great 20 years, but we may have to switch it out for a newer model (OUCH!!!) if we continue having a hard time finding a repair man that works on fossils. We will keep you all posted.
- **Cellgate Temporary Code** – Our Board Member, Stephanie, is working with management, our gate company and Xfinity to find a permanent solution to the ongoing but “intermittent” connectivity issues. The TEMPORARY CODE is to be used as a back-up for access to the property. For security purposes, please be discreet and use only when necessary.
- Honey, don't “**PAK**” your bags, we are on a “stay”cation – the new **VakPak System** is working beautifully so our residents get to enjoy our beautiful resort style pool all year long!!!



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Thank you for your continued support and kind words (you know who you are)! It is very much appreciated!

Let's welcome 2024 with POSITIVITY, KINDNESS, and a HEART full of HOPE!



**Thank you,
Management**