

Fiore at the Gardens Condominium Association

100 Myrtlewood Drive
Palm Beach Gardens, FL 33418

Tel: 561-776-6262

fioreatthegardens.com

MANAGER'S REPORT

FEBRUARY 2024

Administration:

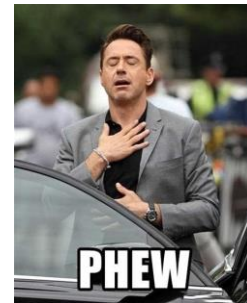
- **Leasing/Resales**

Total closed tenant applications for February 2024: 2

Total closed owner applications for February 2024: 0

Property:

- **Mandatory Structural Inspections for Condominiums** – There has been a lot of buzz about this topic around the community relating to state mandated inspections for condominiums. Please note the following:
 - **Milestone Inspection (the big one many of you are concerned about)** – The Florida condo milestone inspection stands as a sentinel for safety and compliance. This inspection is instituted by the Florida Statutes section 553.899. It is a rigorous inspection for buildings, especially condominiums and cooperatives, that are three stories or higher to be performed by a Florida Engineer. If a building reaches 30 years of age on or after July 1, 2022. **Our Certificancy of Occupancy is dated 2004 therefore, we are not due for this inspection at this time. Ahh, we are still in our early 20's!!!**
 - **Structural Integrity Reserve Study (SIRS)** – This is a non-invasive, visual inspection of critical infrastructure that relates to the safety of a building. Florida legislation requires certain components be included in the analysis and mandates reserve funding for the repair and replacement of the related components (similar to the reserve study update we just completed in 2023). **The new Florida condo reserves law requires all Condo Associations and Cooperative Associations to complete a SIRS by December 31, 2024.** We are looking further into this and will collect bids accordingly.
- **Cellgate Network Change** – In an effort to improve connectivity issues, Sam from Samco Systems was onsite to install a new modem and hardwire the gate system. The callbox no longer relies on cellular signal to connect to your phones when you have a visitor, delivery, etc. Which brings me to the next item...



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- **Temporary Code 0124** – We know how much all of you love the convenience of having a four-digit code, but we will not know for sure if the changes made to the callbox have improved connectivity issues unless you stop using or giving out the temporary code and revert to having your guest scroll down the callbox to your name in the directory to gain access. **We can see all the callbox activity on the user log so please cooperate and stop using the code. We will continue monitoring and delete the code permanently very shortly.**



- **Mulch** – For budget reasons, we were unable to mulch the entire property last November. We added mulch to some additional common areas and hope to be able to bedazzle the rest of the property with layers of mulch.



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- **New “Hottie” in the Cabana Area** – A new grill has been purchased for your enjoyment in the cabana area. Grill it, thrill it and enjoy! And now some important reminders:
 - Please remember to turn all the knobs on the grill to the off position when you are done using it. We had two incidents recently when (1) a resident left the side burner on all night and (2) a resident left the grill on all night. This is a very serious matter that can lead to injuries or worse.

- Please clean the grill when you are done and wipe down the areas you used. Greasy brushes and dirty knobs are super gross.



I know what you’re thinking, thank you “**Captain Obvious**” but you’d be surprised.

- **Units for Sale/Lease – Question of the month from prospective tenants, Does Fiore have elevators?** Homeowners, please have your agent include this information in their listing, **No Elevators**, especially if your unit is on the 3rd Floor. Please have your agent visit the Fiore website (www.fioreatthegardens.com) where they will find all the information they will need so your prospective tenant can apply online via Tenant Evaluation by pressing the following tabs: *Residents, Fiore Resident Documents, Lease Application.*



Q Search...

SEACREST SERVICES

RESIDENTS

MESSA

Book Online

Fiore Resident Documents

Leasing & Real Estate Agents

Owner & Resident Form

Fiore Financials

New Residents Welcome Package

Wildlife Safety

Pet Registration Form

For Fiore Residents

View our up-to-date selection of commons sought after information, rules, regulations and policies that are in place for everyone's safety & enjoyment.



Lease Application

3-Step Application...



Rules & Regulations

All owners and tenants are to...



Parking Policy

Updated on 5/12/22...

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- **Some more frequently asked questions about leasing –**
 - Minimum Credit Score of 650 or better.
 - Application Fee is \$100 per person.
 - Please allow at least 20 days from the day you apply to get approved and attend orientation.
 - **REMIND your listing agent to visit our website for a wealth of information thanks to our Board Member Stephanie.**

- **NEW! PET REGISTRATION FEE – At the Board Meeting held on January 24th, the board approved charging a \$200 pet fee effective that date to all new residents with pets/animals.**

- **Fiore Speed Limit on Common Areas is 15 MPH –** We are getting a lot of complaints and have also observed residents not obeying the speed limit, particularly on the west side of the property putting residents, animals, vendors and staff in harm's way. **Please “sloth” down! We will start enforcing strongly by taking pics of license plates, etc.**
- **“Algae” does is make a mess in the lake! –** Palm Beach Aquatics was onsite to treat an algae outbreak which is quite common this time of the year and as can see our beautiful lake is algae free.



Before



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After



- **Pool Furniture** – We have reached out to our vendor, The Patio Shoppe, to purchase four more chaise lounges and re-sling two that are damaged. We will see if it's more cost effective to purchase the fabric.
- **Same “Caca” mamie Story, Scoop the Poop Day or NIGHT** - During the day everybody's watching so we suspect this is taking place during night walks or early at the “crap” of dawn. I just had a blurb about this in my last report. Remember DNA testing works but it's not cheap and the cost will be billed back to pet owners. **If you see it please report it.**



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- **Dogs off their leashes** – Please accept this as official notice that dogs seen running off their leashes on common areas will be subject to fines by the Board of Directors. This is a Florida Law in place to protect your pet and the health and safety of our residents.
- **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. **UPDATE: We found the parts (thanks George) and it's up and running!**
- **Fitness Center** – The **Bench Press** is up and running but repairs to the **Leg Press** are still pending.

UPCOMING EVENTS:

- **Annual Pressure Cleaning** – Beginning the week of April 1st. The schedule will be posted, and email blasted to all residents accordingly.

*Laugh
out
loud,
Follow
your
heart,
Enjoy the
little
things.*



Thank you, Management.