

ISLAND SUNRISE CONDOMINIUM
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NEWSLETTER
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Well, June has come and gone and the unmentionable season is now a month closer to being over and as someone says---that's a good thing. Another point to ponder is that Bertha counts against our predicted total so we have one less to worry about. Let's all hail Bertha and hope that her descendants follow her lead---literally.

Reminder time.

The final installment of the 2007-2008 special assessment is due on August 1st. It's important that we get it and all payments in on time because that's the only way we can keep the boat afloat. And don't forget the monthly maintenance fee—it's due the same day.

Since we have a number of new owners this may be a good time to reiterate the Association's accounts receivable policies. Unless otherwise noted all recurring and special payments are due on the 1st of the month and considered late if not received by the 10th. If not in hand by the 15th they're considered delinquent and incur a \$50 late fee. Seriously delinquent accounts are referred to our Association attorney who will attempt collection and, if that fails, initiate legal action. Expenses related to this action are the responsibility of the unit owner.

Good stuff.

The elevator, as you may have heard is up and running. We are now the proud owners of an elevator that not only meets State code but actually stops on the floor it thinks you asked for. Work included new fire alarm at the entrance on the ground floor, door lock safety equipment, all new wiring, new emergency phone, new fire rated doors at the entrance, stainless interior, tiled floor and all the stuff that will get you there. Let's be fair—the thing was 28 years old and huffed and puffed it's way through a number of those “H” things, people who feel compelled to leave their mark whenever the doors closed, kids, nudists (a more recent phenomenon) and people determined to smash it bigger to accommodate a five buggy trip. So hats off to our departed friend—after all 28 in elevator years is over a hundred human. The final “T” was crossed when Bob Dieter, Dieter Elevator Consultant, preformed a complete inspection, met with the Bagby Elevator VP and signed off on the completed project.

Another front burner project is the replacement of the garbage chute doors. You know, those things that sound like a tooth extraction gone bad when you open one. Almost all of them have a handle missing and three just gave up the ghost and took a dive down the chute themselves. Replacements should be here in a week or two. Until then we can only hope people will go to the trouble of finding one that is operable and continue to police the areas around the chutes.

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The use of parking identification certificates is improving. A few are not filled out properly—rental unit not identified or departure date not noted but all in all a lot better. As most of you know this money is used to offset the cost of the on-site security guards during the season.

The annual membership meeting has been set. We will meet at the Gulf Shores Community House at 10 AM on the 25th of October. That's a Saturday. It will be conducted at a blistering pace since that's the day Alabama and Tennessee play football, also Florida-Georgia, Ohio State-Penn State and so on. Details will be sent out when we get closer. As in the past we plan to have "Meet your neighbor" luncheon directly following the meeting, bring your favorite dish and join others in the lobby.

Keep those fingers crossed—may the winds blow away from the shore.