

# ISLAND SUNRISE

## Newsletter

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I, like most Southerners, was raised to believe that it is the sworn duty of the people who occupy that northern tier of states, hereinafter referred to as Yankee people, to bravely step up and absorb all that ugly winter cold so that we, the warm-and-want-to-stay-that-way people won't have to start wearing long pants and overcoats. Now I'm not one to cast stones, but it must be said that they seem to have been asleep at the wheel over the past couple of weeks. There's nothing worse here at the Gulf than the smell of oak smoke in the morning.

Lots of news—as always some good some bad and some so-so

Good and Bad. There is the annual given—our insurance rates are going up but not astronomically—18%. While we've been spared the storms that hit Texas and others, they are still a part of the factoring that goes into our premiums--along with williwaws in Alaska and locus swarms in Africa. Another contributing factor is the increase in replacement cost for the building--\$7,500,000—up \$430,000 from our last appraisal. There is some good--the 5% deductible has been reduced to 3%--significant in a five or six million dollar claim for a direct hit—and we also get \$100,000 in wind-driven rain coverage.

Good. \$60,000 dollars has been transferred from the operating to reserve account bringing the total to a little over \$97,000. Got to keep pecking away at building that reserve.

Not so good. Special Assessment and Monthly fees. It's been a while since the last discussion and a lot of new owners so we need a recap.

Dues are due the first of the month and late on the 15<sup>th</sup>. A late fee of \$50 monthly is added to delinquent accounts.

This year's appraisals are due on the 1<sup>st</sup> of March and the second on the 1<sup>st</sup> of May.

The same late fees apply. This year the amounts are;		<b><u>Total</u></b>
1-bedroom	\$1,329.30 each (March and May)	\$2,658.60
2-bedrooms	\$1,446.64 each (March and May)	\$2,893.28
2-bedrooms large	\$1,622.52 each (March and May)	\$3,245.03

Of course the assessment amount can be paid in full on or before March if desired, some folks have paid in full.

All delinquent accounts are referred to the Association attorney. All receive due process prior to any action being taken. Currently we have five accounts in delinquency with liens placed against two.

Go either way stuff. The board reviewed a recommendation to strengthen the dunes on the south side of the building (Gulf side) by adding sand and greatly increasing the vegetation cover with sea oats and other root gripping plants. The bid came in at \$5,748 and the proposal was shelved to be presented to the full membership. It was agreed to rope the edge of the deck to try and preserve what vegetation we do have.

Another revisit subject is the parking identification tags for renters. Please insure they are properly filled out—unit number, departure date and rental service provider noted on the tag. The tags are checked and violators may be subject to towing at owners expense. The money earned from this program pays for the security services required throughout the year. This year's security is set to begin at the onset of spring break, again during the Memorial Day week-end through the summer and during the Shrimp Festival.

Stuff. The vaunted 17 million dollar pier replacing the old much less than that pier is delayed until May—rough seas according to contractor. You have to wonder what makes a pier that will surely be minute scraps of splinters after a hurricane, even a distant one chugging its way toward Texas worth 17 million dollars. I smell Washington's hand in this. Oh, and the dune mice are really enjoying the new state park facilities—I guess because the enthusiasm shown in tearing down the old stuff has not translated into enthusiasm in starting the new stuff.

I just walked outside for a minute and I must humbly apologize to the northern tier people—it's 77 degrees out there.

Have a good rest of the winter.