



LAS VISTAS IN INVERRARY CONDOMINIUM ASSOCIATION, INC.

THE LAS VISTAS COMMUNITY UPDATE SPRING, 2018

A screenshot of the website for the Las Vistas in Inverrary Condominium Association. The header features the association's logo (a man with a hat holding a globe) and the text "Las Vistas in Inverrary Condominium Association" with a "Contact us" button. A navigation menu includes "Home", "Board of Directors", "Announcements/Events", "Amenities", "Forms & Docs", "Blog", and "Condo for sales". The main content area shows a large photograph of the building with the text "Las Vistas more than a nice place to live". Below this is a smaller photo and a welcome message: "Welcome to the website of the Las Vistas in Inverrary Condominium Association, Inc. (hereafter called Las Vistas), which is a wonderful retreat in senior living located in Lauderhill, Florida. It was established in 1975, as a '55 community' which requires that anyone living here must be at least 55 years of age or older, and any additional occupants be at least 50 years old. It is a no-pet, gated community."

This paper edition of the The Las Vistas Community Update is provided for unit owners who do not have access to our website www.lasvistascondo.com

Hello Las Vistas Residents,

Greetings from your Las Vistas in Inverrary Condominium Association, Inc., as we are enjoying a glorious spring here in South Florida. For our residents who have left for the season, we hope you had a safe journey home and for those who are still here, we look forward to continued beautiful weather.

We will start this edition of Community News with an update on our sales activity over the last several months.

Sales -Las Vistas in Inverrary Condominium Association, Inc.			
Month	Convertible	1Bedroom	2Bedroom
January		\$72,000	\$98,000
February			\$68,000
			\$45,000
March	\$67,000	\$76,000	\$110,000
	\$50,000		\$90,000
April	\$75,000		\$140,000

As you can see, we continue to see a healthy sales market at Las Vistas, and the lowest figures above were related to estate sales. As mentioned in the last Community Update, we are revamping our resales and rental procedures and, in this connection, asked the Board of Directors to pass rules that will assist with this. They did this on April 9, 2018 and the following rules have been added to our Rules and Regulations.

SECURITY DEPOSIT

73. Before the renting of an apartment can be approved by the Board of Directors, every lessee (except the seasonal renters) shall be required to post an escrow deposit with the Association in the amount equal to one (1) month's rent. No rental application shall be made or accepted, no rental application shall be deemed bona fide, no notice to the Association of an offer to rent or lease shall be made or accepted, and no rental agreement and or application shall be accepted unless the offer is accompanied by an escrow payment to the Association in an amount equal to one (1) month of rent.

The security deposit shall protect against damages to the common elements and or association property or satisfy same for fines imposed for any rule violation. This escrow deposit shall be held by the Association for the duration of the lease and be returned to the lessee at the termination of the lease. In the event the escrow deposit or any portion thereof shall be applied as provided herein, the lessee shall deposit with the Association, upon written demand therefor, an amount sufficient to restore such escrow deposit to its original amount, and failure to do so shall constitute a material violation of the Condominium Documents with all the consequences thereto, and shall affect the amount of the refund owed at the end of the lease.

Such escrow payment shall be kept in a special non-interest-bearing escrow account in a bank. Should the Board subsequently approve the renewal of the lease from the original owner to the original lessee, the board may waive the request for a new security deposit, at the Directors' discretion.

BACKGROUND CHECKS

74. Before the sale or annual rental of an apartment can be approved by the Board of Directors, the prospective unit owner or lessee shall give the Association a certified copy of a complete background check performed on the prospective unit owner or lessee by a recognized organization and at the owner's expense, that must include:

- 1) Criminal records
- 2) Credit check

We have already shared these changes with our unit owners and will soon be sending out notice of the availability of new pages for the new governing documents binder. All our application forms are also being updated and will shortly appear on our website.

At the April 16, 2018 Board of Directors' Meeting, an Assistant Treasurer was elected and we are extremely pleased to announce that James Smith has agreed to assume this position. Jim is also a member of our Finance Committee, was our Treasurer for many years, and will work with, and act as a liaison with our Treasurer Larry Kenline. Welcome aboard, Jim!

During our Board Meetings, Operations Manager, Randy Klotzman, updated our Board and unit owners on several projects around our property and indicated that our maintenance men have been checking all the sub pumps, drains, and condensation lines, have been doing the trim work on the newly painted doors, as well as doing some concrete work on the catwalk ceilings noted in our 40 Year Inspection. Regarding our pools, they have completed cleaning the chattahoochee and leaks were fixed at pools # 2 and 5. The heater was replaced in Pool# 1 and replaced the flow switches on all the pool heaters. Also, we installed a new chemical feeder for Pool # 1 and a new auto-fill on Pool # 5.

Randy reported that all of our directional signs are up, including the ones for the entrance and exit gates (3 & 4) and he has been working with our security firm to enforce our policies on securing the clubhouse during closed hours, patrolling our property, and ticketing cars that have no authorization for parking in our guest spots.

Randy has completed the annual evaluation process with our maintenance, janitorial and office staff, and has discussed new strategies and procedures for inventory control, time management, unit owner interaction, etc. I have also completed Randy's annual evaluation as well.

In addition to his current duties, our Operations Manager has also taken over the responsibilities of administering our Account Management policies. Assisted by the Treasurer, he is sending out a series of letters to unit owners who are potentially will be charged late fees, or who were charged late fees, or who are chronically in arrears for 60 days or more. These series of letters are accompanied by an account ledger statement generated from our account-management software. Randy will soon also be taking over the responsibility of reviewing complaints against unit owners violating our rules and regulations, and corresponding with them, preparing recommendations for the Board, and interacting with the Covenant Committee.

Lastly, Randy and our maintenance men discovered a huge bees nest in a palm tree near to the Clubhouse. After consultation with a "bee expert" it was decided to cordon off the area and wait another day or two to see if the bees would leave on their own. Otherwise, it would cost about \$800 to remove the nest. We waited one day, and sure enough, the bees left and no damage was done and no cost incurred.



We would like to take a moment to remind unit owners that we have garbage pickup every Monday and Thursday. If you can make every effort to make sure that you dispose of any garbage those mornings, it will help as we enter the hot weather season in South Florida. You can imagine that the heat will cause odor and insect challenges for us and your cooperation with disposing of as much garbage as possible before the Monday and Thursday pickups will be appreciated. Also, please do not place garbage in the recycle bins. Our janitorial staff especially appreciates this.

Our Volunteers Committee continued to work very hard to make improvements, and they have cleaned out and repainted and repaired the second-floor patio outside the Recreation Hall. New screens are being added and thanks to our BBQ club for offsetting the cost of the repair. In addition, all the binding straps of our pool lounge chairs have been repaired and/or replaced. We look forward to the return of our Volunteers Committee in the fall and I already have a wish list!

Once again, we send out special thanks to Claudette Hinds and our Social Society for funding the cost to have the drapes in the Recreation Hall cleaned and hemmed. We are also grateful for the generous donation of Gerry and Elaine Flora of a beautiful Silver Buttonwood Tree to replace a tree lost in last year's hurricane. Thanks again to our volunteers and to our benefactors!

Again, I have to thank Luc Reindeau for all his help in working with me on enhancing our website so that we will be able to meet all the new rules that have been passed in Florida regarding condominiums and what is exhibited on their websites. We are working together and are hopeful that if we continue to do so we will meeting the January 1st deadline. Thanks Luc for your help and for saving us thousands of dollars in the website development statutes.

A reminder that our next normally scheduled Board of Directors' Meeting will be in June. If any issues arise requiring action by our Board, we will, of course, hold a special meeting.

Please let me know how you feel about this form of updating our communicating and send me your comments at management@lasvistascondo.com. We really hope this keeps our community better informed, especially when unit owners cannot come to our meetings, and we look forward to hearing from you.

Rose Iannicelli
President
Editor, Las Vistas Community Update

ANOTHER SIGN OF SPRING AT LAS VISTAS!

