



The High Point Lowdown



Vol. 4, No. 8

OCTOBER, 2015

HP6 BOARD

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NEW SUMMER OFFICE HOURS: Mon and Fri 9-10:30 AM

THIS NEWSLETTER IS BASICALLY A REPEAT OF LAST MONTH

*****IT IS WORTH REPEATING*****

ASSESSMENT NECESSARY \$360.00 PER UNIT

THE STORY IS BELOW.



...THE COLLAPSING DRAINS...

We have known from the beginning of this ordeal in 2011 that they would eventually collapse like dominoes...and we were right....UNFORTUNATELY...Keep in mind there **is not** a reserve fund for drains which means the costs come from operating expenses. We have a legal agreement in place with Section 5 regarding maintenance on the drains that we share . A brief history is in order:

2011... The L32 canal inlet replacement

2012... Collapse on High Point Way SW (not a shared drain)

2014... Dig/replace shared drains in Sec.5

2014... Collapse in Chateau woods

2015... Collapse #2 in Chateau Woods

2015... Reline drain from North Drive to L32 canal

2015... Reline under North Drive

2015 June... Videos of Club Drive Drains

2015 June... Collapse between 5&6 clubhouses- REPAIR IN PROGRESS

These problems are becoming more frequent. We have done these repairs with only a single assessment of \$190.00 at this point. The most recent collapse between the clubhouses and on Club Drive could result in a second assessment. I will keep you apprised of the details.

It is a hard sell telling owners that we need more money to throw in a hole, but the reality is that we are required by law and common sense to maintain the drainage system. The videos mentioned above are of the last of the pipes that we share with Section 5. We want a bit of a lead time on any problem that may arise on this major artery, and the video may give us time to prepare.

Late news... on June 22, the relining of the drain that runs south to north under North Drive was completed. The damaged, rotting pipe had threatened to cause the roadway to collapse. Also a new failure A VERY LARGE AND LONG ONE... RUNNING EAST/WEST BETWEEN THE 5&CLUBHOUSES... was detected by video feed and HAS BEEN REPAIRED AT A COST TO US OF **\$104,929.00**

PAYMENTS

. The Board has implemented a \$360 assessment. The Board prefers payment in full but will accept three installments of \$120.00 each due on 9/15, 10/15 and 11/15. **ASSESSMENT CANNOT BE ADDED TO REGULAR MONTHLY PAYMENT(S) MUST BE PAID BY SEPARATE CHECK.** Monies owed after 11/15 will be subject to a late fee of \$25.



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OUR CONDO DOCUMENTS

Warren Myers and Steven Rappaport of our lawyers' office (Sachs Sax and Caplan) with some input from me, are undertaking a huge task. Our Documents (268 pages long), written in 1978, are outdated and too general in nature to fit our present day situation. For instance...Many years back we took out a loan and bought the Recreation area which we had been leasing. The Condo Documents have the old Recreation lease language (many pages of it). ..The rules in the current documents specify that you cannot blow your car horn on the premises. Is there a car that doesn't toot upon locking? ...They are vague and incomplete regarding rentals, and leases...and in general, need to be tailored to fit today... and tomorrow.

We all have a copy of the documents (they come with the unit) but few of us are too familiar with them. Our objective in this overhaul is to make them user friendly and legal. You see, this document needs to be approved by the State Legislature in Tallahassee thus necessitating the services of SSC. We have been pecking away at this for a year now, and are finally seeing a bit of light at the end of the tunnel.

The document divides into three (3) sections The Declaration of Condominium, The Bylaws, and the Articles of Incorporation. The developers retained control of the recreation area and charged the Association rent and weaved language throughout the 268 pages. Part of the challenge is to find it and delete it without damaging the whole document. There is some tricky insurance language also but our experts Warren and Damien McFadden of Wells Fargo are on top of that.

When the revisions are complete the Association will vote on the acceptance of the altered document. That vote is a ways off yet, but I did want to give you a glimpse into how the project was progressing.

The Very LATEST on "THE" FENCE

The courts moved slowly as they are required to make decisions of some consequence and tend to take time to contemplate the facts with extreme care... but it looks as if some movement is finally occurring as a September 28th deadline has been reached.

World War III is nearing the final stages. I am pleased to report that the Association's petition for arbitration was accepted, and the Division of Condominiums has taken jurisdiction. If the arbitrator issues an order requiring the removal of the fence, then the Martins have 30 days to file a complaint in the Palm Beach courts or they must comply with the order. If the arbitrator issues an order requiring the removal of the fence and the Martins refuse to comply, then the Association will go to court to enforce the order. Different rules apply if the arbitrator orders a mediation and the mediation proceedings impasse. **This just in...**The Martins have been granted an extension by the arbitrator...STAY TUNED

UPCOMNG EVENTS:

October 29th Halloween Party

Nov 7th 10am to 1pm a Holiday Fair ..We will be selling Halloween, Thanksgiving , Christmas and Hannukkah decorations, lights etc.along with some new items.If you have things that you would like to donate, bring them to the clubhouse by the end of October.