

Sea Island South Condominium IV  
750 Island Way, Clearwater, Florida 33767, USA



ASSOCIATION RULES AND REGULATIONS  
Updated October 2014

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# SIS ASSOCIATION RULES & REGULATIONS

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## INTRODUCTION

*Sea Island South Condominium IV, Incorporated is a corporation under the laws of the State of Florida. We are regulated by federal, state and local laws, our Articles of Incorporation, our Declaration of Condominium (with Supplement and Amendment), our Bylaws and this Handbook of Rule and Regulations (hereafter: the Blue Book)*

*We share in the cost of operating and maintaining the property by payment of a monthly maintenance fee, which covers operational expenses and our capital reserve funds. When necessary, all unit owners share in paying special assessments approved by the Board of Directors.*

*In a condominium association shared living areas (and areas of shared responsibility) are known as "Common Areas". There are two types of common areas: "Common Areas" and "Limited Common Areas". We will explain the two later in this document.*

*Your Association Board of Directors works with a management company to maintain the property according to Florida Statutes and in a manner that insures that its value is protected. There is no on site manager.*

*When you purchase a unit, you are given a set of condominium documents that define in detail the obligations you accept by becoming a member of the Association. The purpose of this booklet is to provide an 'at a glance" guide to how we have agreed to live together harmoniously. We hope you will find this helpful, as you become a welcomed part of our community.*

*Sincerely,*

*The Board of Directors*

*Signed, October 2014*

Frederick S Vanore

(President)

## COMMON AREAS

### Definition

Common Areas are those areas used by the whole community and are maintained by the association. Examples of the "Common Areas" are: Roof, Landings, Recreation Room, Stairways, Hallways, Elevators, Hall Closets, 1<sup>st</sup> Floor Restrooms, Lobbies, Laundry Room, Maintenance Facilities, Grounds, Parking Areas and Driveways, Pool, Pool deck, Gazebo, Fishing Pier.

Owner changes are not allowed without permission by the Board.

### Use of common areas

#### General

- No smoking is allowed in any common area inside the building.
- No animals are allowed in any common area or anywhere in the building.

#### Grounds

Lawn, plant and tree care is the responsibility of the Association. No resident is to participate in any maintenance work unless specifically assigned such duty by the Board. Maintenance of the grounds (the building and adjacent facilities) is the responsibility of the Association. No plants or ornamental items can be removed by residents.

#### Roof

The roof is maintained by the Association. The locked door of the roof is at the top of the stairwell on the 8th floor.

- Residents are not to visit the roof area except as a member of the Association Building Committee, or when accompanying repair personnel who are specifically to work on individual air unit handlers.
- Such repairs must be scheduled on Monday, Wednesday or Friday so that our maintenance person can provide access to the roof.

#### Parking

Each unit is assigned one covered parking space. These assignments are permanent and do not change upon the sale of any unit. Any changes to the parking plan shall require approval by seventy five percent (75%) of the vote of the unit owners.

Uncovered spaces numbered 32 through 44 are reserved for second cars owned by unit owners who apply for the space and pay for same at the rate prescribed by the Board of Directors. At present no rental fee is being charged. However, this can be changed any time the Board deems necessary. Owners leaving for a period of over three months must notify the Board of Directors of their date of departure and estimated date of return: their spaces will be made available to owners of second cars, to be determined by the Board of directors on a first come, first served basis.

- All parking spaces and carports are for the purpose of parking one unlettered, non-commercial vehicle and for no other purpose. If the owner of a unit should not maintain a vehicle, the space originally assigned to his/her unit shall become available to the Board of Directors.
- Vendors and service providers must park trucks for loading and unloading at the loading dock and are admitted through security doors on the north side of the building (near the laundry room).

# SIS ASSOCIATION RULES & REGULATIONS

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- Vendors and service providers must sign in and out.
- No all-day parking is allowed in this area. This area must be kept free for emergency equipment.

A list with parking assignments is provided at the end of this document.

## **Elevators**

The north elevator doubles as a freight elevator. Do not use the north elevator for transporting large items. Ask the maintenance person for instruction for using the north elevator for freight.

## **Lobbies, halls and closets**

Cleaning of walls and flooring is the responsibility of the Association. Decor is also the responsibility of the Association, although it is the practice here that floor residents may agree to place furnishings in the landing area in front of the elevators.

- Residents may place decorative wall hangings adjacent to their own doorways, but not extending into the common area. Pictures may be hung in the cubicle only. They should not extend beyond the drop at the ceiling. They should harmonize with the floor colors.
- To insure that there are no emergency exit obstructions, no furniture is to be placed in the halls (per the Fire Marshall).
- Laundry chutes are inoperable. Do not use.
- Association Members may share the use of closets in the south hallways on floors 2 - 8.

## **Pool and Pool Deck**

These are common areas for the use of residents and a limited number of guests and may not be used for private functions. It is the responsibility of the owner that each guest is aware of and adheres to the set rules.

Posted rules and notes

- No lifeguard on duty (swim at your own risk)
- Shower before entering the pool (Tanning oil creates scummy residue, which interferes with proper water filtration)
- No diving, running, jumping from deck into the pool
- Children under 12 must be accompanied by an adult (no exceptions)
- Bathing load is 24 persons (by law)
- Emergency assistance: call 911
- Pool hours: 09:00 AM until dusk

In addition:

Members and guests are required to wear cover-ups and shoes throughout the hallways and elevators. Do not leave the pool area until you are dry enough to avoid dripping water into the building. No rafts are permitted in the pool. Use of inflatable or other water toys must not infringe upon the enjoyment of the pool by other residents.

- The rope and floats midway across the pool must be reattached before leaving the pool unoccupied, (required by law).
- No glass containers are permitted in or around the pool deck.
- No food or beverage is permitted on the pool deck.
- The pool areas may not be rented for private use.

Water temperature will be reasonably maintained, depending upon the season of the year, weather conditions and guidelines established by the Board of Directors. (Please see guidelines on the bulletin board).

## **Restrooms**

Two restrooms are located off the hallway to the pool entrance door. These restrooms are for the use of residents, guests and service persons. Please keep the restrooms clean.

## **Recreation Room**

This room is primarily used for Membership Meetings, Board of director meetings and Membership Social Gatherings. Private use by any member on a specific date must be arranged by application to the Board and by payment of a nominal fee for clean-up and normal wear and tear. Users will be liable for damages.

## **BBQ**

A gas grill is provided for use by residents. It is located in a hedged area just to the south of the Gazebo. This is the only area where outdoor cooking is allowed. Grill user must be familiar with use instruction and must clean the grill thoroughly and replace the cover after each use. Cleaning brushes are provided. Inform maintenance building chairperson when gas is low.

## **Fishing Pier**

The fishing pier is only for the use of residents and their guests at the pier. Boats may stop temporarily for loading and offloading residents and their guests. No boats may be docked at the pier.

## **Gazebo**

This building is for the use of residents and their guests and for the Association Events as a food and beverage area. No glass containers of any kind are allowed. Residents are responsible for cleaning after use.

## **Laundry**

The first floor laundry facility is provided for the use of all residents and their overnight guests.

- Use of the laundry room is restricted to the hours of 7:00 a.m. to 9:00 p.m.
- Wash may not be started after 8:00 p.m.
- Drying must be times to be finished by 9:00 p.m.
- Report any problems to a Board Member or maintenance person.
- There is no change machine in the building. Users of the facility will have to supply their own quarters.
- Users must provide their own cleaning supplies.
- Keep door closed when air conditioner is in use.
- When leaving the room unoccupied, turn off the lights and air conditioner.

## **Dumpster, Trash Chute, Recycling**

On floors 2 - 8 inside the closet on the north wall there is a trash chute which empties into a dumpster on the first floor. This dumpster is located in a double door closed off the hallway leading to the laundry room on the NE side of the building.

- This dumpster is emptied three (3) times a week: Monday, Wednesday and Friday .
- To control odor and pests, all refuse is to be discarded inside tied, heavy-duty plastic bags.
- Do not use thin plastic bags from supermarkets and department stores.
- Glass must be carried down to the dumpster and not dropped down the trash chute.
- Residents must arrange for disposal of appliances, furniture, construction debris and other large items. (The dumpster stationed outside the North door is used to replace the closed dumpster during refuse pick-up and is not for disposal of household refuse).
- Blue recycling bins are located in the outside area opposite our main entrance in the covered area.

## LIMITED COMMON AREAS

### Definition

"Limited Common Areas" are areas that are primarily used by the individual unit owners, but modification and repairs to these areas are either the responsibility of the condominium association or unit owners. Owner changes must be approved by the Association prior to individual work being done in limited common areas.

Examples of "Limited Common Areas" are: Balconies, Patios, Unit Entrance, Uncovered Parking, Unit exterior walls, Covered Parking, Exterior Storage Sheds.

### Use of Limited Common areas

#### Outside storage

Each unit is assigned one storage area adjacent to assigned covered parking. These assignments are permanent and do not change upon sale of any unit. The Association is responsible for the painting and maintenance of the exterior of the storage areas adjacent to the covered parking spaces. Residents are responsible for maintaining the interior and contents of the storage units in a way that will not attract pests, nor endanger the property.

#### Balconies & Patios

Painting and structural maintenance is the responsibility of the Association. Owners are asked to comply with the following rules in these areas:

- Grilling is not permitted on balconies or patios. Grills designed for outdoor use may not be used inside units.
- Clothing, bedding or other similar items shall not be dried or aired in any outdoor area, nor shall any such items be hung over or on balconies.
- Furniture and decorative items and plants must be removed in the event of severe storms and/or when the owner is to be absent for one week or more.
- Banners and or flags are not permitted, except the United States of America when flown according to Federal Guidelines, and portable removable official flags, not larger than 4,5 feet by 6 feet, representing the United States Army, Navy, Air Force, Marine Corps or Coast Guard, to be flown on Armed Forces Day, Memorial Day, Flag Day, independence Day or Veteran's Day. Flags or banners or any decoration should not hang below balconies. Patio decorations may not extend into the common areas.
- Tiling (or retiling) is allowed at the owner's expense.



## **Storm shutters**

Installation or replacement of storm shutters, in accordance with Board approved specifications, requires advance approval by the Board of Directors. The unit owner shall provide the Association with a complete set of plans and specifications. The material of construction and installation of the hurricane shutters shall adhere to all requirements of city, county, state or other governmental entities. The unit owner shall be responsible for any damage to the common elements or to their units within the condominium which is caused as a result of the construction, installation or maintenance of the shutters installed by the unit owner. The hurricane shutters should have the following specifications:

- The hurricane shutters when installed shall be capable of withstanding hurricane winds of at least 110 miles per hour without being blown away or otherwise damaged.
- The color of all hurricane shutters shall be ivory.
- The mounting of hurricane shutters shall be flush on building surface within three (3) inches of door or door to be protected.
- The style of all hurricane shutters shall be horizontal roll-up except:
  - Hurricane shutters on the 1<sup>st</sup> floor are of the accordion type only.
  - Floors 2-8 are allowed accordion shutters on balconies only.
- Hurricane shutters are to be used specifically for storm warning conditions, not for shade.

## **Use of entrance Doors**

- All kitchen and main entry doors (on the hall side) are to be painted a color determined by the Board of Directors.
- Owners must provide the Association with emergency access to either the kitchen or main entrance door. Unit keys given to the Association are kept in a locked box in a locked area. They are used only for emergency entrance to the unit in the absence of the owner and used for pest control service in the absence of the owner.
- To help reduce noise in the common area, unit entry doors are not to be left open for extended periods of time.
- Unit owners, their families and guests shall in no way deface, mar or make any alterations, repair and replacement or change in or to the common elements and limited common elements, and shall be liable for any damages caused. No occupant shall commit or permit any nuisance, immoral or illegal act in his / her unit or the common area.

## USE OF INDIVIDUAL UNITS

### Definition

A "unit" is that portion or part of the condominium property, which is subject to exclusive ownership.

### General

No unit shall be used for a purpose other than a single family residence. This is a 55 plus Condominium Association where 80% of residents must be 55 years old or older. No child under the age of 18 may permanently reside in a unit.

Each unit owner is entitled to the exclusive use and possession of his / her unit, free of unnecessary nuisances, but subject to the Association's right of access for maintenance and repair of the condominium property.

The use of which an owner makes of the unit must not be an unreasonable source of annoyance to the other unit owners, nor should it interfere with the peaceful and proper use of the property by any other condominium unit owner. Therefore, the following applies:

- All occupants shall exercise extreme care about noise levels concerning the use of musical instruments, radios, televisions and other amplified equipment. Playing any musical instrument is not permitted from 9:00 p.m. the 9:00 a.m.
- All unit owners shall keep and maintain their respective units in good condition and repair and shall promptly pay for all utilities that are separately metered to the unit.
- No pets are permitted, except fish.
- Unit owners replacing floor covering must obtain prior approval from the Board of Directors to ensure sufficient soundproofing.
- All structural alterations, (walls, floors, electrical, plumbing, etc.), require approval of the Board of directors. A written description of the planned work must be submitted to the Board. (Purely decorative changes do not require Board approval).
- No leasing of units is permitted.
- Unit doors must be painted on the hall side according to a color scheme set by the Board of Directors.
- Floor supported, not wall mounted, washers and dryers may be installed in any unit provided that such installation is made in the kitchen-breakfast room area. Prior approval of installation plan is required.

- Unit owners shall be permitted to have guests of any age for up to four (4) weeks in a six (6) month period beginning from the date of the first guest's occupancy. No more than four (4) people, (including owners and guests), shall occupy a one-bedroom unit. No more than eight (8) people, (including owners and guests), shall occupy a two- bedroom unit. Owners shall be present during their guest's occupancy of the unit unless the guests are deemed "immediate family." The definition of "immediate family" is as follows: parent, spouse, child, Grandparent, grandchild, stepparent, stepchild, foster child or foster parent. The Board of Directors may waive this provision under extenuating circumstances.
  
- Unit owners are required to ta reasonable measure to prevent or minimize the potential development of molds, fungi, mildew and other mycotoxins. These measures include, but are not limited to, periodically operating air conditioning systems to maintain unit temperatures at 82 degrees Fahrenheit or lower; keeping windows and exterior door closed during periods when the unit is not occupied; keeping drains clear of all stoppage and clogs; draining and cleaning drip trays in appliances and mechanical systems; and periodic inspections of units for the presence of mold. In the event that the Association reasonably believes that a unit owner is not complying with these provisions, the Association has the right (but not the obligation) to enter the unit in an effort to mitigate damages. The owner shall be responsible for any cost incurred. (also damage caused by mold in their unit to other units)

## SERVICES

### Entrances

Each unit is provided with two (2) keys to the security doors: East Entrance (Front door), North Entrance (Loading door) and West Entrance (pool). The key fits all these entrances. No more than two keys per unit are allowed. These keys are not reproducible, except by special arrangement. In case of a lost key, immediately contact the management company. A replacement fee of \$25.00 is required, payable in advance. Extreme care must be taken with the use of these keys.

### Elevators

Our elevators are equipped with an emergency intercom system. Should you find yourself unable to exit the elevator, simply press the intercom button and you will be immediately connected with emergency personnel. We ask that you ensure that this system is used only in case of emergency and that you are especially careful that small children who may be your guests do not play with the system. Any problems with the elevator should be reported to our management company.

### Stairwells

Located in the west side of the building, two stairwells provide access for all residents. Stairwell doors are to remain closed at all times. First Floor stairwell doors are locked and may be accessed with your entrance keys.

- Know which door is closest to your unit
- Do not block the stairwell entrances.

### Extended Absences

When you vacate your unit for one week or more, please provide a Board Member with (this is to cover cases of Emergency):

- Information on how to contact you (or a representative) during your absence.
- Expected dates of departure and return
- A set of car keys, if you leave a car parked here.

In addition, you must clear all balcony or patio furnishings.

### Other Emergency Situations

It is your responsibility to ensure that the Association Secretary has on file a current list of emergency contacts including name, relationship, address, telephone numbers and e-mail addresses (if available)

### Night Watch

Residents volunteer to perform a night time walk through and around the building. Sign-up sheet and a description of duties are located on a bulletin board near the N.E. Corridor (near the laundry door). If every able unit owner does this duty three times per year there are enough people to get the job done.

### Mail

Each unit is assigned one (1) locked mailbox for USPO delivery. Above each assigned mailbox is an open box used for Association communications, but is not limited to that use.

## **Deliveries**

Packages delivered by the U.S. Postal Service will be placed in the inner lobby by the postman. Other delivery services are required to use the intercom system to contact the recipient. Residents are asked to accept deliveries at the front door, or in case of large items, residents are to meet deliverer at the North security doors and must accompany them to and from their units. This is required to maintain the integrity of our security system. If a unit owner is unable (due to special circumstances) to meet delivery personnel, service workers or other vendors at a locked entrance, he or she is asked to arrange with a neighbor or a Board Member for assistance

## **Luggage Cart**

The luggage cart is for use by residents and guests only for transporting luggage of small items. Load and off- load at the loading dock. Cart is stored on the first floor closet in the NW hall. Please return the cart immediately upon use. Do not use for transporting heavy items or furniture.

## **Intercom System**

This building is equipped with a Sentex telephone system. The Sentex uses your landline telephone (without any alterations) to let you talk with visitors and to allow you to open the front door to people you know. Your telephone number will be programmed into the memory of the Sentex, which is located in the outer lobby. Your telephone number will remain confidential.

A visitor will see your assigned code number on the "directory" near the Sentex. When your code number is entered, your regular phone will ring. Upon answering you may converse normally with a visitor. You may talk up to 60 seconds before the call is automatically disconnected to insure the system is available to other visitors.

- Tell your visitor to remain on the line until he / she hears the door "click"
- To allow entry, press "6" on your telephone.
- You will hear a tone indicating the lock has been released.
- You and your visitor can then hang up.
- When the lock is released, the visitor simply enters.
- The Sentex will hang up and the door will relock automatically.

If you are on the telephone when a visitor tries to call, he / she will receive a busy signal.

## **Maintenance**

Cleaning and maintenance of the common areas is the responsibility of the Association. Repairing, maintaining and redecorating costs for these areas are shared by members through monthly maintenance fees and/or special assessments.

- Through our management company we employ a part-time maintenance person. He / She works Monday, Wednesday and Friday excepting holidays and vacation days.
- This position is supervised by the management company and by your Board of Directors. Any suggestions or complaints regarding the work of this employee should not be directly addressed to the maintenance employee, but should be submitted in writing to the Board.
- It is the policy of the Board to reply promptly to all member requests.
- Maintenance personnel are not available during regular working hours for unit owners private projects. This person is employed solely for the purpose of carrying out Board assigned duties. Any work done by the maintenance person specifically for unit owners must be during off -duty hours and through private arrangement.

## **Library**

The double closet opposite the elevator doors has been designated as our condo library. Members share books by simply depositing books on the shelves. Members are welcome to take from the library any book that interests them. Members may return the books to the library or keep them. Periodically, the library is cleaned out and some books are discarded.

## **Pest Control**

A professional pest control company services the building (including each unit) monthly. Our maintenance person accompanies the vendor into the unit for servicing, with or without the owner being present. This service is not optional. Should a problem with vermin arise between treatments, notify the management company immediately

## **Cable TV**

Basic cable TV service is provided via a bulk rate contract with Bright House Networks. Cost of this service is covered in your monthly maintenance fee.

## **Bulletin Boards**

The locked bulletin board is our primary and official source of Association Member communications. Your Board of Directors strives to keep residents informed on the care and maintenance of the property.

- Florida statutes require posted advanced notice of Membership Meetings and Board of Directors Meetings. Members are encouraged to attend these meetings. It is to your advantage to frequently peruse the contents of the bulletin board.
- This is not to be used for flyers and advertisements.
- This official bulletin board is located in the first floor lobby, past the elevators on the north wall (next to double doors leading to the north entrance corridor).
- A second bulletin board, located in the NE corridor (near the laundry room) may be used by residents and vendors.

## **Sign in**

All vendors and contractors are required to sign in and out every day. It is the responsibility of the unit owner (or agent of owner) to have service personnel sign in using the clipboard located beside the North entrance doors.

## **MOVING IN & CONSTRUCTION**

### **Utilities**

The electric service is provided by Duke Energy (former Progress Energy) You must arrange to have this service for your unit. Water is provided by the Association.

### **Telephone & Intercom**

All units need to have a landline connection.

As soon as you have a telephone landline installed in your unit, give the Board your new telephone number. Arrangements will be made to connect your landline number to the main entrance intercom system.

### **Before starting any construction**

Are there rules for that? Yes, and they also apply to moving, deliveries and contractors working in the unit owner's premises. First of all: the owner is 100% responsible for the work done in SIS. Therefore the owner should be present (or his or her representative) when the work is done. This work cannot be delegated to Missy or a board member!

Most construction needs prior approval by the board. In doubt? Just ask a board member. And: give the board at least two weeks to think about it?

Major construction may need a permit and contractors should be licensed and have insurance.

The work has to be done on weekdays between 8 AM and 6 PM. Inform the board about the plans. Inform Missy about the plans. At least 48 hours in advance. We encourage everybody to pick Monday, Wednesday or Friday for these things, because that's when Missy is around. Inform the management company of the day you want to start moving in.

### **Starting construction**

Meet your contractor downstairs and tell him or her to only use the North entrance. Never the front door and never give a key or the code for the front door. Ask them to sign in on the list at the North entrance as soon as they arrive. Close the doors when they leave making sure that both doors are locked. Use the loading dock only for (UN) loading and have them parked at a guest spot or on the street. Ask Missy to cover the North elevator with protective padding and have the contractors cover the floors with protective material. Have them clean up behind themselves every day and report damages to the board. It's not allowed to dump building trash and debris in the SIS containers or trash chutes. Ask your contractors to take debris with them unless there is an agreement with Missy about using the SIS dumpsters. And don't forget: the owner should be present at all times and keep an eye on their contractor(s). No overnight parking allowed.

### **Luggage Cart**

A luggage dolly is available for your personal use to transport luggage. It is not for use by movers, nor is it to be used by anyone to transport furniture or other large heavy boxes or objects.

### **Furniture**

Furniture may not be stored in hallways.

## FREQUENTLY ASKED QUESTIONS

### ***Who is the management Company?***

AMERI-TECH COMPANIES, INC under supervision of the Board of Directors.  
Their address is: 24701 US Highway 19 North, Suite 102, Clearwater, FL 33763

### ***Who is the Board of Directors?***

Residents who voluntarily serve on the Board of Directors with approval of the Membership.

### ***How do I make a request / complaint / compliment to the Board of Directors?***

Submit in writing to the Board (mailbox in the entrance hall)

### ***How do you get to be on the Board of Directors?***

An election is held each February to elect members to the Board of Directors as needed. Directors hold a two (2) year term. You may nominate yourself.

### ***How do you get to be an Officer of the Association?***

Immediately following the election by the Membership, the Board of Directors elects the Association Officers.

### ***What does the Board of Directors do?***

The Board of Directors works with the management company to maintain the property, to supply services, to manage the Association income and expenses, to plan for the future and to maintain the value of the property.

### ***Where do I pay my monthly maintenance fee?***

Our management company can arrange for direct deposit or you may mail your payment in along with the coupon provided by the management company. You can also refer to 'auto pay'.

### ***Who makes up all these rules?***

The Board of Directors, in compliance with all Federal, State and Local Laws, and in the service of your Island Community.



**Attachment I: Parking**

<b>UNIT</b>	<b>Covered</b>	<b>Temporarily</b>	<b>Uncovered</b>	<b>UNIT</b>	<b>Covered</b>	<b>Temporarily</b>	<b>Uncovered</b>
<b>101</b>	31			<b>501</b>	12		
<b>103</b>	13	3	38	<b>502</b>	9	17	42
<b>104</b>	8		44	<b>503</b>	22	6	36
<b>201</b>	27			<b>504</b>	25	1	39
<b>202</b>	11			<b>601</b>	2		
<b>203</b>	20			<b>602</b>	26		
<b>204</b>	15			<b>603</b>	24		
<b>301</b>	29	21	33	<b>604</b>	18		
<b>302</b>	4	11	35	<b>701</b>	17		
<b>303</b>	6			<b>702</b>	19		
<b>304</b>	14			<b>703</b>	3		
<b>401</b>	30	10	37	<b>704</b>	21		40
<b>402</b>	16	15	32	<b>801</b>	3		
<b>403</b>	5			<b>802</b>	23	5	41
<b>404</b>	10			<b>803</b>	28	6	43
				<b>804</b>	1		

Last update: September 2014

**Attachment II: Telephone list**

<b>NAME</b>	<b>UNIT</b>	<b>PHONE NUMBER</b>
Atsaves, Louis & Helen	404	727-442-5342
Burch, Todd	101	727-445-9218
Capone, Ritta	203	727-443-0663
Cheng, Chon & Sarah	704	727-466-6311
Deutschmann, Len & Jane	401	727-441-8322
Diaczyszyn, Jan & Fisher, Gordon	402	727-223-4097
Eells, Mary Ann & Steven	104	727-223-9886
Ekonomides, Chris & Angela	701	727-445-7578
Ericson, Harry & Sandy	604	727-443-2073
Fergusson, Don & Shelagh	204	727-461-2319
Ferrante, Gail & Sablone, Al	303	617-605-0455
Fexas, Michael & Helena	302	727-461-6148
Francisco, Sandy & Diane	103	727-442-1141
Harris, Paul & Josephine	502	727-448-0885
Hart, Anna & André	504	727-953-7073
Kallinkos, Harry & Toula	202	727-298-1141
Kehoe, Lea & Ann	503	727-443-3864
Kissinger, June	201	727-442-1479
Larose, John & Blanche	602	727-442-9009
Lebron, Richard & Remy	603	727-266-4633
Mosher, Constance & Anderson, Carl	804	978-388-5878
Mullen, Jim	703	978-937-7472
Nilsson, Roy & Julietta	702	727-470-9601
Perry, Mitch & Neelu	802	727-461-4146
Schuler, Joanne & Peter	601	727-474-5338
Shaw, David & Mary	803	727-400-6742
Sirabella, Louis & Jeanette	501	727-443-7483
Sladek, Linda	304	727-442-1942
Strobusch, Alan & Tammy	403	727-474-5578
Vanore, Fred & Jeanne	301	727-446-6032
Wade, Irma	801	727-447-1961

Ameri-Tech property manager:  
SIS Maintenance person:

Lisa Marie Warner  
Missy (Lucia Booe)

727-423-3264  
727-410-7218

Last update: September 2014

**Attachment III: Board members & committee's**

**BOARD**

Fred Vanore	President
Roy Nilsson	Treasurer & Vice President
Harry Ericson	Secretary
Andre Oudkerk Pool	Director
Jane Deutschmann	Director
Paul Harris	Director
Peter Schuler	Director

**SOCIAL S**

Jeanne Vanore  
Helena Fexas  
Julietta Nilsson  
Jan Diaczyszyn

**SERVICE ANIMALS**

Harry Ericson  
Bobby Pioli  
Roy Nilsson

**SIDE WALKS**

Roy Nilsson