

WAVE NEWS

A Newsletter for the Residents of the Reef Club Condominium Association

Volume 1 Issue 6

October 2021

REEF CLUB

Condominium Association, Inc.



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Reef Club Members' Meeting Update

A Special Members' Meeting was held on Wednesday, September 29th to tally the votes to approve the installation of impact glass (windows/sliding doors) throughout the Condominium Buildings including the exterior windows/sliding doors of the units as well as the vote to approve the use of grey glass color/tint on all future window installations.

The West Building accumulated the needed votes to consider the installation of impact glass as well as the use of grey glass on all future window installations.

Since that time, the South Building has also gathered the required number of votes to move forward with both impact glass and the use of grey glass.

As the proxies remain valid for 90 days from the date of the meeting for which it was given, the North & East Building Directors are working diligently to collect the votes needed.

FAQS:

- Due to the language of Association documents, the consideration of window/sliding door replacement requires a unit owner vote.
- The Board of Directors requested the use of grey colored glass on all future window and tint installations. This also requires a unit owner vote. Samples are available at the Management Office for viewing.
- If you have already replaced your windows, your vote is required and will count towards the majority vote of the building as per Reef Club documents.
- If complete window replacement is approved by your building those unit owners who have replaced their windows will not be assessed for window/sliding door replacement.
- The average cost per building for window and sliding glass door replacement is \$600,000.00.
- Significant savings to unit owners in bulk (\$13,000-\$15,000/ average unit.) Currently, unit owners are spending as much as \$22,000/ average unit for impact window/door installation.
- The Association is working with several banks to acquire a bank loan allowing for payments over a period of 5-10 years.
- The average cost per building for the 40 Year Recertification including window replacement is \$1,000,000.00.

Please contact the Management Office at 305-944-1673 or Manager@ReefClub.us for any additional information.

October is National Breast Cancer Awareness Month

How can I find breast cancer early?

The best way to find breast lumps that may be cancer is to do 3 things:

- Have regular mammograms.
- Have your doctor check your breasts.
- Check your breasts yourself every month.
- Doing all of these things gives you the best chance to find cancer as early as you can. Finding breast cancer early makes treatment much easier and more effective. More than 90 out of 100 women whose breast cancer is found early will be cured.

Changes to look for in your breasts

- Any new lump (which may not be painful or tender)
- Unusual thickening of your breasts
- Sticky or bloody discharge from your nipples
- Any changes in the skin of your nipples or breasts, such as puckering or dimpling
- An unusual increase in the size of one breast
- One breast unusually lower than the other



For more information you can visit the American Cancer Society's breast cancer Web site at www.cancer.org/ or call 800-ACS-2345. You can also visit the Breast Cancer Network's Web site at www.breastcancer.net.

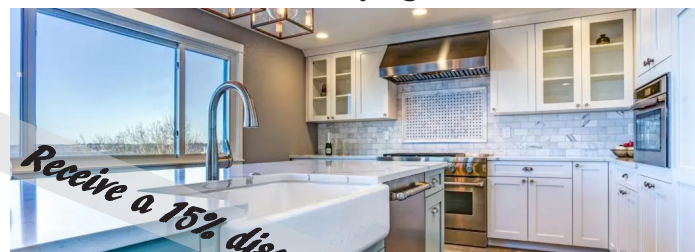
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Don't Forget... FALL BACK

Daylight Saving Time begins for most of the United States at 2 a.m. on the **Second Sunday in March** and lasts until 2 a.m. on the **First Sunday of November**.

Be sure to set your clocks back one hour at 2 AM on Sunday, November 7, 2021.

This is also a great time to change the batteries in your smoke and carbon monoxide detectors. Many fire departments encourage people to change their batteries in these detectors when they change their clocks, because it can be so easy to forget otherwise. "A working smoke detector more than doubles a person's chances of surviving a home fire," says William McNabb of the Troy Fire Department in Michigan. More than 90 percent of homes in the United States have smoke detectors, but one-third are estimated to have worn-out or missing batteries.



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786-486-9022

Excellent References

Resume Available on Request

PUMPKIN CHILI

Ingredients

- 1 tbsp. olive oil
- 1 lb. ground spicy Italian sausage
- 1 onion, chopped
- 1 red bell pepper, chopped
- 3 garlic cloves, chopped
- 1 1/2 tbsp. chili powder
- 2 tsp. ground cumin
- 1 tsp. kosher salt, plus more to taste
- 3/4 tsp. ground black pepper, plus more to taste
- 1/2 tsp. ground cinnamon
- 2 15 oz. cans fire-roasted tomatoes, not drained
- 1 15 oz. can kidney beans, drained and rinsed
- 1 15 oz. can black beans, drained and rinsed
- 1 15 oz. can pumpkin puree
- 2 1/2 c. chicken broth
- Roasted pumpkin seeds, sour cream, shredded sharp cheddar cheese and avocado, for garnish, if desired



1. In a large Dutch oven, heat the oil over medium heat. Add the sausage and cook, stirring to break into pieces, until browned and cooked through, 8 to 10 minutes. Using a slotted spoon, transfer the sausage to a paper towel lined plate to drain.
2. Add the onion and bell pepper to the Dutch oven. Cook over medium, stirring, until softened, 10 to 12 minutes. Stir in the garlic, cumin, chili powder, 1 teaspoons salt, 3/4 teaspoon pepper and cinnamon. Cook, stirring, for 30 seconds.
3. Stir in the tomatoes, kidney beans, black beans, pumpkin puree, chicken broth and sausage. Bring to boil over medium-high. Reduce heat to medium-low, cover and cook, stirring occasionally, until the flavors meld, about 20 minutes.
4. Season the chili with salt and pepper. Serve, garnishing with pumpkin seeds, sour cream, cheese and avocado, if desired.

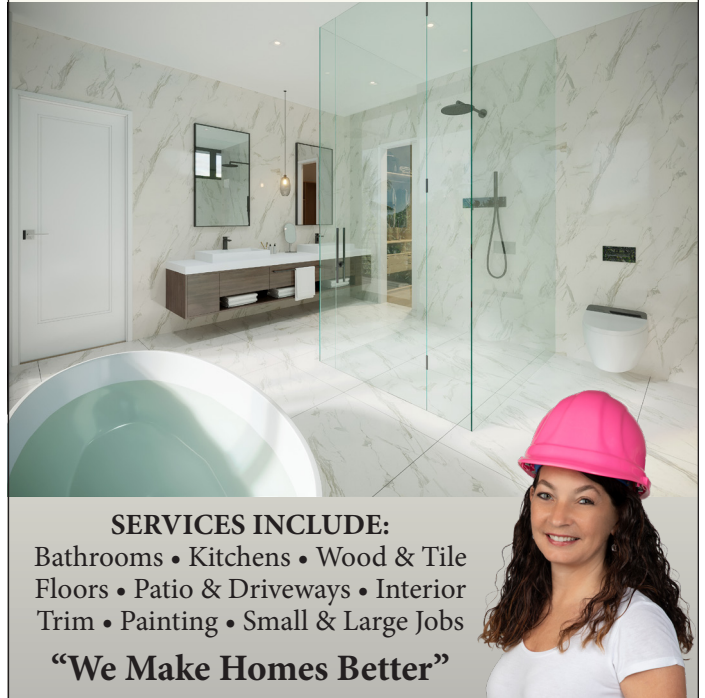
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