

WAVE NEWS

A Newsletter for the Residents of the Reef Club Condominium Association

Volume 3 Issue 4

August 2023

REEF CLUB

Condominium Association, Inc.



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IMPORTANT NUMBERS

Office 305-944-1673

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OFFICE HOURS

Mon - Fri 8:30AM - 5:00PM

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IMPACT WINDOW & SLIDING DOOR INSTALLATION IS UNDERWAY!

UNDERSTANDING THE PROCESS

The Reef Club has engaged Hellas Engineering as the Special Inspector for the impact window and sliding door project. It is the Special Inspector's job to ensure that the structure of the building is sound prior to window installation and to oversee the installation of the windows and sliding doors.

The process involves several inspections including:

- Inspection of concrete openings after the removal of existing windows.
- Inspection of poured concrete at the window and door sills.
- Inspection of waterproofing & wood buck installation.
- Inspection of mullions & anchoring of windows and sliding doors.
- Inspection of the fit & function of installed windows and doors.
- Inspection of both interior & exterior caulk seals.

BE PREPARED!

Please prepare your unit to have all personal belongings (pictures, furniture, window coverings, personal items) removed 4 feet away from all windows and sliding doors. You will receive 10-14 days' notice prior to installation.

To perform the installation, the contractor will require access to your unit and portions of your living room, dining room and bedrooms.

If you are not home and your unit requires access, the emergency key will be used, and Reef Club staff will accompany the contractor. If you plan to be out-of-town, please confirm that the office has the key to access your unit.

If you have any questions, please contact the Management Office at Office@ReefClub.us.

POST-TENSION REPAIRS

Post-tension repairs are underway. Please pay attention to notices as the stressing of cables requires residents to vacate the building during the process for safety.

Please expect loud noise intermittently throughout the day until further notice while post-tension repairs are taking place.

Thank you for your patience and understanding.

West Building Special Assessment

The Reef Club Condominium Association Board of Directors approved a Special Assessment for the West Building at the Special Board of Directors Meeting on July 25, 2023, to cover the cost of replacement for the rooftop air conditioner.

The assessment is to be paid in three (3) payments. The first payment is due on September 1, 2023

Be on the lookout for coupons to make your payments. Please contact the office for ACH (auto payment) information. Online payments can be made at <https://padron.cincwebaxis.com/>.

Please mail your coupon and check in the enclosed envelopes. **DO NOT** include your monthly maintenance payment and Special Assessment payment in ONE check.

Please contact the Management Office at 305-944-1673 or Office@ReefClub.us with any questions.

GRILLING REMINDER

Take advantage of the BBQ area and have your dinner outside tonight. The Reef Club BBQ area is open from 11AM-11PM and is waiting for you with picnic tables and barbecue grills to help make your night splendid.



When using the barbecue grills or tables, please leave them clean and organized after you're done. Keep in mind that other residents would like to enjoy them as well.

Reservations are required. Please visit www.ReefClub.us or contact the office for information. A \$20.00 refundable deposit is required.

Hello All!

My name is Tatyana Krivoruchko. I'm a 15-year real estate veteran with experience as a developer, a marketing specialist, and property manager.

Before joining Core Realty Assoc, L.L.C., I partnered in acquiring, developing, marketing, and selling residential estate properties in Chicago, IL.

My clients would describe me as a mature, dependable, and high-energy RE Agent with a passion for the highest degree of excellence in her work; valued not only for warmth, professionalism, dedication, and excellent judgment but for her unwavering commitment to ensure that the deal comes through.

Testimonial: "Tatyana did a fantastic job closing our transaction! She has a great deal of integrity when it comes to protecting her client's best interest and insuring a smooth transaction." - Mila & Elijah R.



TATYANA KRIVORUCHKO

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BULK TRASH PICK-UP

Bulk trash pick-up is Thursday, August 17th

This is the day to dispose of your furniture, mattresses and oversized items.

Please place these items outside the gate in front of the tennis court Wednesday night for Thursday morning pick up.



MONTHLY PEST CONTROL

Monthly Pest Control will take place Saturday, August 12th beginning at 9:00am.

With the rainy season upon us, pest control is highly recommended for all residents and is included in your monthly maintenance. Residents must be present to take advantage of pest control services provided by Toro Pest Management.



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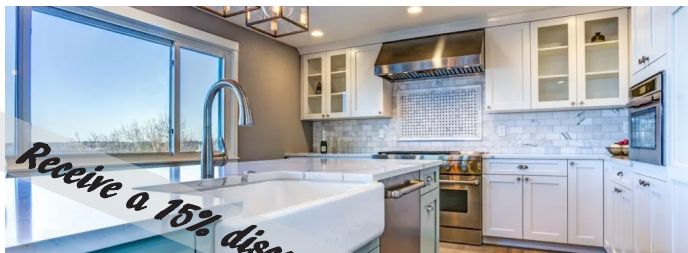
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