

STEEPLECHASE NEWSLETTER

Fall 2021

Returning to Naples

Everyone who is returning to Naples this season is coming from areas with diverse COVID restrictions. Florida is less restrictive than most areas of the country. Please make sure you check the Florida, Collier County, and Naples restrictions before you venture out into the community. Be safe and ENJOY!

From the Board President – Toni Rosenbaum

Board members

*Toni Rosenbaum (President), Dee Hook (Director & Vice President),
Jon Foerster (Director & Treasurer), Bo Duplinsky (Director), Rick Elnes (Director)*

It is October with less than two months until the end of hurricane season. The good news is that Steeplechase experienced only one threat and no hurricane impact this year.

Our morning walks continue to provide us some freedom from virus risk. As our friends, family, and former neighbors up north begin to huddle inside from the cooler weather, we are lucky to be able to be outside all year round. Unfortunately, because of the Delta virus variant, employees are back to wearing masks at Publix, Costco, the Post Office, and Walmart. Though it is not mandated, some of us wear masks inside as well. Here at Steeplechase, two residents recently tested positive for COVID-19.

Major projects were completed this year including the paving of Aintree Lane that began in late June. Our reserves provided us the opportunity to enhance the entrance with stone pavers. Missing pool tiles recently were reinstalled. A major upgrade of the pool pump room is underway, including moving the circuit breaker panel to comply with code. We changed our property management company June 1 from Guardian to Florida Coastal Association Management (FCAM). Our new property manager is Linda Costello, and we are quite pleased with the service we are receiving.

Thanks to Sandy Lasch, Chair, and the rest of the volunteer Landscape Committee, our property looks healthy and beautiful. Please read Sandy's report in this newsletter. Much attention has been given to pool repairs and enhancements this summer. Thanks to John Rosenbaum and others for their efforts.

This month, the Board will meet to develop our budget for 2022. We will start the review having experienced a 20 percent increase in insurance costs this year. We expected an increase, but not this great. Do read our Treasurer's Report. Please also read the reports below of the

various committees. Their work throughout the year continues to be what keeps Steeplechase humming. These are OUR volunteer neighbors.

In February three seats on the Board will expire. Please consider volunteering for one of these seats. I am glad to discuss what is involved as a Board member with anyone interested. Which brings me to this point in my last letter to you as Board President. I have served on the Board since 2018. It is time to step aside and enable new leadership. My sincere thanks to everyone who served on the Board with me the last three years. You have been my most visible means of support. To those of you on the volunteer Committees, no Board can do its job successfully without your work “behind the scenes.” I am grateful. Thank you.

From the Treasurer – *Jon Foerster*

The transition from Guardian to Florida Coastal Association Management (FCAM) hasn't been without its challenges. Several times through the process we've had to make moves that were unorthodox for us, including a temporary loan from our reserves to cover our big annual insurance payments. However, the result is a management process that works a lot better for the Steeplechase membership.

We have already seen improvements in the financial management of the Association, including moving reserves into an ICS account that allows us to use one financial institution while enjoying full FDIC protection for our reserve funds. We have, with only a few stragglers, also managed to successfully transition to paying our quarterly fees to FCAM as well.

Overall, we are having a good year at meeting our budget projections. We have kept spending in line with expectations, despite having several big projects, including the paving project, and a sizeable increase in our insurance premiums. Going forward we are going to have some pool related expenses as we modernize some of our equipment.

Steeplechase continues to try and stay ahead of the issues of aging infrastructure, but we all must do our part. If you see something not working properly, please make sure the Board and the maintenance Committee are aware so we can begin the process of repairs.

Board meetings

Meetings for the remainder of 2021 are posted on the bulletin board and the website.

Everyone is encouraged to attend the meetings. The upcoming meetings are:

Oct. 19 3:30 (note earlier time)

Nov. 23 4:30

Dec. 28 4:30



Until further notice, because of COVID 19, the meetings will be held via Zoom rather than in person.



New Residents

Since the Spring addition of this newsletter, we have welcomed three new residents:

- Jean & Joseph Culley from Massachusetts have purchased A101
- Sandy & Frank Mercurio from Spring Lake Michigan have purchased C103
- Doug Estep from Oklahoma has purchased D102

Welcome to Steeplechase! We all look forward to getting to know you.

Building and Maintenance Committee

*Submitted by Len Hook & Rick Elnes
Building and Maintenance Committee*

Co-chair Len Hook, Co-chair Rick Elnes, Joe Duffy, Bill Sherlock



Under the Board's direction priorities are Safety, Asset Preservation, and Cleanliness.

Safety

Tripping Hazards

The property (walkways, driveways, etc.) is inspected annually for potential tripping hazards and eliminating them by grinding or replacing the concrete to acceptable standards. This was last done in March and will be done again this season. As routine maintenance, all sidewalks and driveways are power-washed using a chlorine solution to remove any mold that could cause slipping or respiratory concerns.

Circuit Breaker Panels

A reminder from recent home inspections that certain models of circuit breaker panels originally installed in condos are considered potentially dangerous. The list of the potentially dangerous models of circuit breaker panels include: Zinsco (GTE- Sylvania), Federal Pacific Electric (FPE) Challenger (Eaton/Cutler Hammer), Sylvania, ITE/bulldog Pushmatic. If you have one of these panels it is recommended you have a *licensed* electrician inspect the panels for safety and/or replacement.

A/C Electric disconnect

All owners should have their A/C service technicians identify which disconnect services their condo and mark the number with indelible i. (the breaker box that is located on the wall near your outside unit). This will help when there is a need to report a problem. We had several issues over the past year where it was difficult to determine which unit owner to contact in order to obtain repairs and avoid potential damage to their units. If the disconnect access door is broken, it should be repaired or replaced with a new box to meet code and to ensure protection from the elements. This is at your expense and should be done by your a/c company.

Incoming Water Valve Locks

This past season, old water valve locks were replaced with ABUS 70IB/45 all-weather padlocks that are keyed alike. Locks were distributed by the Building & Maintenance Committee. Make sure you use this lock and only this lock when you leave the unit for more than 48 hours. If you use another lock, and a problem arises when you are away, it will delay being able to shut off the water to avoid unnecessary damage to your unit.

Asset Preservation

Roof gutter cleaning

Gutters and downspouts were cleaned in late July. Budgeting includes cleaning & inspection three time per year because of the issue of plugging. Minor repairs are also done at gutter seams and downspouts.

Asphalt Paving & Entrance Pavers

Aintree Lane was milled and repaved with new asphalt on June 25-28. The deteriorated stamped concrete entrance area was removed and replaced with pavers. All the expense for the new road and pavers came from Steeplechase's reserve budget.

Concrete slab at dumpster entrance

To alleviate the muddy path to the dumpster created by trash trucks, Advanced Concrete was awarded a contract to install a 75 sq. ft. slab at dumpster area to repair the dirt area. This was completed. However, cracks started to appear from the weight of the trucks. The area was repaired recently.

Pool pump room door replacement

As part of a larger pump room modification the deteriorated door was replaced in June by B&B Building Services.

Cleanliness

Rust stains

Each year rust stains from irrigation over spray, which is heavy in iron, are identified on buildings, walks, driveways, and the fence line and are cleaned. This season the entrance concrete gutters will also be included.

Metal Roof Stains

As part of the 2020 painting project, the roofs were cleaned which made the roof appearance look new. An application of Roof-A-Cide, was applied that prevents mold and dirt build-up for two years or more. After a full year the roof is still remarkably clean and free of black stains. Reserves have been budgeted to include having this chemical applied every two years to eliminate the need for hard cleaning. Application has a cost of approximately \$20,000.

Landscape News

Submitted by Sandy Lasch, Chair



The Landscape Committee is getting ready for season with new flowers and plants for the front entrance coming very soon.

There are some simple things that YOU can do to keep Steeplechase looking beautiful:

1. You are welcome and encouraged to plant annuals around front doors and walkways and in pots (2 pots per household).
 - Think in terms of design; resist purchasing a cute plant that doesn't fit in with the rest of the plantings around your building.
 - Remember that annuals must be low growing (under 18 inches), and that they become the property of the Association as soon as they are planted.
 - If you won't be able to water regularly, choose plants that are drought resistant.
 - Do NOT place pots or plants in existing beds.

2. Please water your courtyard.
 - Winter is our dry season, so our plants often need more water than our irrigation system can provide.
 - Purchasing and maintaining hoses is the responsibility of the owners.
 - Watering takes only a few minutes and will keep plants healthy and happy.

If you have questions about landscaping, please don't address the Greenscapes crew. Phone me (Sandy Lasch) at 239.218.5495.

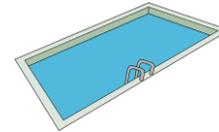
From the editor: This past summer, Sandy has mostly been working alone (with help from her husband Don). Landscaping is a most important aspect of maintaining our beautiful Steeplechase. Even the most devoted volunteers burn out when shouldering the responsibility alone. Please, let's not let that happen with Sandy; she has been doing a great job! If you have interest and can make a commitment to help, please volunteer to join the Committee.



Pool Happenings

*Reported by John Rosenbaum, Co-Chair
Pool & Clubhouse Committee*

Ralph Childs (Co-Chair), Arlene Goffredi, Pat Hueter, Carole Veitch



The summer and early fall of 2021 were relatively quiet at the Steeplechase pool. At the same time, a number of behind-the-scenes activities were conducted to keep the pool and spa safe and enjoyable.

The Collier County Department of Health (CCDOH) inspected the pool and spa near the end of August and both were rated satisfactory. CCDOH inspections are made regularly twice each year. The next inspection is expected in March 2022.

- The Board of Directors (BOD) approved Bracken Pools, Inc., to provide regular maintenance of the pool and spa three times each week beginning September 20.
- Within their first week on the job, Bracken replaced missing tiles on the pool wall as required by the CCDOH.
- Also in September the BOD approved a proposal by Bracken to install new ORP controllers for the pool and spa. These computerized systems will keep the water sparkling, clean, and up to CCDOH standards.
- The installation of the ORP controllers will be done in October or November following an upgrade to the electrical equipment in the pool equipment room. Requests for proposals for the electrical upgrade have been sent out and are expected soon.
- When the upgrades to the pool and electrical service are made, the pool will have to be closed for a day or two. Residents will be notified in advance of pool closures.
- At its meeting in September the BOD approved an agreement with Symbiont for one planned maintenance visit next year. This service will help keep the pool and spa heaters tuned up and the water warm during the winter months.

Enjoy the pool and spa, and please keep in mind the posted rules and regulations.

Social Club

*Submitted by Barbara Sworin, Chair
Club members: Richard Atkin, Marth Duffy, Susan Suarez*



Social events are typically scheduled each month at 6:00 pm at the clubhouse.

- Wed 10 Nov: Welcome Home Residents (grilling pool side, \$20/person)
- Wed 1 Dec: Ladies Lunch and High Tea, 11:00 am

- Sn-M 5-6 Dec: Decorate for holidays
- Th 16 Dec: Christmas Social
- Th 20 Jan: Winter White Wine Tasting (bottle of wine donation)
- Th 17 Feb: Valentine's Social (\$20/person; hosts: Dona & Ed Finamore)
- Th 17 Mar: St Patrick's Day Dinner (\$20/person; hosts: Deb & Jim Finamore)
- Th 21 Apr: Luau (\$20/person)
- Sn 15 May: Grill Fest and Farewell to Snowbirds (\$20/person)
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Check the bulletin board for details and SIGNUP. Announcements will be issued by "eblast" emails before each event. Be sure you're on the list!



Building Illumination

Our exterior building lights are on from dusk to dawn to keep us safe in courtyards and on pathways and driveways. Whenever you see lights out, please call or email John "The Illuminator" Rosenbaum at (239) 234-6017 or jrosenbaum@ithaca.edu.

Emergency Committee

Committee members: Linda Reed, Chair: 402-890-5010, Arlene Goffredi: 239-537-5895

An example of an emergency is a hurricane warning, including an evacuation advisory or mandate from Collier County officials.

Committee members are volunteers to help in an emergency and are not obligated to stay here during an emergency.

During an emergency keep in mind that communication is often difficult, as power and cell phone service is often interrupted. The Association will get a blast email out regarding the status of the development as soon as possible.

Please keep in mind that neither the Board, nor any individual, is responsible for your unit. Nor can they ensure that things go as you would like during an emergency. Everyone helping is doing so as a volunteer.

It is essential to coordinate with your condo watcher when storms are forecast. If you are in-residence when a storm or other emergency is forecast, please inform one of the Committee

members if you plan to leave or stay in anticipation of the emergency. Make sure your Emergency Contact form is filed with the Board and up to date.

If a storm is forecast, please help move the pool furniture into the clubhouse without anyone formally organizing it. We all have a vested interest in protecting our commonly owned items from damage.

Reminders

Bulletin Board

The town crier is the bulletin Board at the kiosk located near the mailboxes. Make a habit of checking it when you get your mail to be current on goings on at Steeplechase.

Web site

Many recurring questions and issues are covered by documents on our Web site at steeplechaseaples.com

There are forms on the Steeplechase Web site for condo renovations (Request to Modify Property), guests (Occupancy When Owner Not Present), Emergency Contact, Insurance, and more. A complete set of the Steeplechase Declarations and Rules are on the Web site. A listing of resident telephone numbers and email addresses for those that have chosen to share them is available. This list is password protected. If you don't know the password, ask a Board member, please.

Guests

Occupancy in Absence of Owner is section 12.2 of the Declarations. It stipulates that if the owner and his family are absent and not occupying the unit, and the unit has not been leased, the owner may permit his unit to be occupied by guests ONLY under certain conditions.

Without limitation: grandparent, parent, or child of owner OR spouse of grandparent, parent or child of owner.

Guests (a family of not more than one guest, spouse, and children) not included in (1) may stay only two weeks and the occasions of this type are limited to two in any calendar year.

Guests must be registered with the Association office. (see form on Web site: "Occupancy When Owner Not Present")

Keys

Our Declarations and Rules obligate owners to give a key to their units, or the access code if they have one, to FCAM. It is recommended by your Board that you give the same to the Board President. This is a safety issue. We are all connected by virtue of living in a condominium, so if something goes wrong in your neighbor's unit which results in yours being damaged while they are away, the only way to help you is to access their unit via the "safety key" and vice versa. For instance, if there is a leak from above and your upstairs neighbor is away, an emergency key is the only way access can be gained to stop the leak and protect your property.

Water when absent from unit

Speaking of being away -- if you are going to be away from your unit for more than 48 hours, our Rules require you to shut off your exterior water main and lock it. Again, this is a safety measure as a leak in one unit will almost certainly damage a neighboring unit. Use ONLY the padlock issued by the Building and Maintenance Committee.

Trash

The dumpster is not intended for large items, only bagged garbage. Waste Management will pick up bulk items like sofas from Steeplechase. But the pick-up has to be authorized by FCAM 48 hours prior to the proposed pick up. There is a fee to you for this service. Call our condo manager, Linda Costello, at FCAM at 239-331-3772. (TIP: try donating large items)

Security cameras

Florida law allows security cameras as long as they are conspicuously placed, or visitors have written warning of their existence. It does not allow cameras where they are aimed at an area where people may expect privacy in a state of undress. This would probably include the pool area. Therefore, it is recommended that if you install a security camera, OR A DOORBELL CAMERA, you review statute 810.145 (Video Voyeurism).

**If you have any suggestions for the next newsletter (Spring 2022)
contact Bo Duplinsky at 301.807.0290 or boduplinsky@gmail.com.**