

HERITAGE PINES CONDOMINIUM ASSOCIATION, INC.

Please Reply to:
DELLCOR MANAGEMENT, INC.
310 Pearl Avenue
Sarasota, Florida 34243
Phone: 941-358-3366
Fax: 941-360-8417

To our Unit Owners,

I just wanted to provide you with an update on what has been happening at Heritage Pines.

There was a fire at Heritage Pines in April which involved one building - (2 units). We are blessed that there was no loss of life. We are very thankful to all the neighbors who called 911 and to those that offered on-site assistance. We have begun the process of restoring the units and have executed a work authorization with Expert Water Removal. They are a water, fire, mold restoration company who will act as our General Contractor.

This fire reminds me on how important it is to have adequate insurance; check your smoke detectors regularly; and remove / limit any stored combustibles. Please keep the owners and residents in your thoughts, especially while they are going thru this unexpected turmoil in their lives.

The Wind Mitigations have been completed for all the buildings at Heritage Pines. Thank you, Scott Godfrey for this valuable service to our community. You may request a free copy of the report for your unit by calling DellCor Management @ (941) 358-3366 ext 2. Submit the report to your insurance agent to see if you qualify for a premium discount. We hope this helps.

We are in the process of planning and preparing for the upcoming 2024 Hurricane Season which is anticipated to be the most active season in 28 years. We know it only takes one storm to threaten lives and property in our community. We are currently evaluating the age of our roofs and reviewing our insurance policies for adequate coverage.

You can help by reviewing your own insurance policies. In Florida, for condominiums, there is a standard HO6 policy available to owners. You can help by staying informed and being prepared. Building maintenance emergencies should be reported to DellCor Management via their phone number or through the Resident Center Owner Portal.

If you have any questions, please do not hesitate to contact me or another Board member. We are here and committed to serving the community.

Sincerely,

Carol Rominger - Heritage Pines President

