

**Heritage Pines Condo Association
406 43rd Street West , Suite B
Bradenton, Fl 34209
President's Office**

PRESIDENTS REPORT MAY 2019

Greetings to all of you. This is a letter with updates and information about your community ,Heritage Pines Condo Association

The board has been working hard in the last few months and 2019 will be a year of making our community better and look better with the plans in place..

First of all since March 2018 through Dec 2019 ,19 roofs will have been replaced with new 30 year shingles.

Secondly By Dec 2019 18 building or 36 units will have been painted and repaired where necessary.

Thirdly The bushes on 40 th ave w will be removed and a new aluminum fence be put in place which will angle on both sides of the 79 th st w entrance. Once that is in place we will look into a new sign. Other areas where the fence on the perimeter needs to be replaced ,it also will be done

Fourth We have started to put up gutters on the fronts of the buildings especially where the rain causes damage to the exterior. 6 are up now and we will continue installing through the year.

At the moment I am working on a plan for a plan for all of the units so it looks actually like a condo assoc. The unit at 4315 / 4317 79 th st w will be the site test in order to get some feed back.

Applications All applications will first go through me before they are sent to C&S Management. This way they will be filled out completely with all the information noted on the app. And at such time an interview can be done . Once the application has been approved by the board a Lease Agreement is to be emailed to my office signed etc. Please all parties living in the unit must be on the lease.

Sale of units are between 75,000 to 104,000 depending on the condition , with the average being around 82.500.

Please if you have any comments or ideas please email them to me at spenceley@comcast.net. Or 941 447 6234.

Thanks for listening


Paul Spenceley