

Heritage Pines Condo Association

406 43 RD ST W Ste 39

Bradenton FL 34209

PRESIDENTS REPORT AND UP DATE ON HERITAGE PINES CONDO ASSOC. FOR 2020

The annual meeting was held on Nov.25 2019 and the following are the board members.

President	Paul Spenceley
Vice president	Carol Rominger
Sec. treasurer	MaryAnn Brockman
Director	Nate Patton
Director	Dominick Lozano

2019 was a good year with much accomplished. 19 roofs were replaced, 16 buildings were painted, new fence down 40th ave. w and new fence down from 40th ave, w and 78 th st w and of course many repairs to railing etc through out the community.

For 2020 , We have plans for 10 more roof replacements, .8 to 10 buildings painted, Pine tree removal on south 79 th st w, Also we have a plan to have the fronts of each building with the same landscaping for the fronts of each building. We will make a sample of that at 4315 & 4317 79 th st w some time in the spring. This will certainly streamline the look of the street and make it look like a condo assoc. Naturally it will be continued on all the streets. Once done we encourage your comments.

We have been putting up front gutters on the ones we are painting in order to stop the damage that is being done to the fronts of the unit by water.

RENTAL APPLICATIONS

Once the potential renter has seen the unit for rent, they are to call my office and set up an appointment for an interview, and bring along their application if the owner has given them one, if not they can get one at the interview. At that time the renter will bring a 100.00 money order for the application etc. made out to the management company.

After that the application will be processed and the board will vote on the renter for acceptance or not.

Once the application has been approved a lease will be provided by the owner or tenant and emailed ,or delivered to my office at which point a letter of occupancy will be issued. Please make certain that all those 18 years and over are on the lease and have been approved.

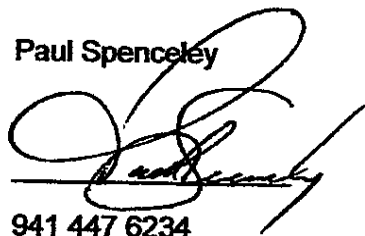
Leases in the community are annual and need to be renewed on an annual basis with the renewal lease also sent in as we are keeping track of the occupants. The reason for this because the community calls for annual leases not monthly, plus we need to make who ever is living in the unit is authorized to do so. A copy of the front page showing the change of dates would be fine.

Regarding rentals ,,I know that some of you have had some bad experiences when tenants move out , My suggestion to all of you with my 40 years of experience is ,that at least every 30 to 60 days you make arrangements with your tenants to walk through your property and see the condition of the unit ,it just might help.

Regarding the lease copies, I would appreciate that all owners who have not sent in the lease copys ,please do ,, it will save me a phone call. You can email them to me at

Thankyou all for your continued cooperation and lets have a great 2020

Paul Spenceley

A handwritten signature in black ink, appearing to read 'Paul Spenceley', written over a horizontal line.

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