

# EBB AND FLOW

## Events Calendar

- MSP Master/ Condo Associations BOD Meeting: November 2nd at 6PM at the Yacht Club
- Halloween Party: October 24th for 7PM-10PM at the Yacht Club. It is fully catered with the exception of BYOB. Help make this a festive event by coming in costume. Not mandatory, but certainly encouraged!
- MSP Christmas Party: December 12th 7PM-10PM. This fully catered event is a time for festive dress and good cheer. We will host the volunteer charity holiday raffle again this year. Those who wish to participate are asked to make a \$10 donation. The holder of the winning raffle ticket will choose the charity our donation will support. Last year, the \$360 purse was donated to the Jacksonville Humane Society.
- First Friday: Resumed in October. Future dates are: November 6th and December 4th. This "wind down" event is held at the Yacht Club from 5:30pm -7:00pm. No 1st Friday in January- it's New Year's Day.

## Welcome our New Neighbors

401: Joe and Barb Krol  
601: Hugh and Betsy Randall  
702: Charles Wilson

## In Case You Forgot...

- Contractor's Hours: M-F  
8:00Am-4:30PM
- Contractor's Gate Access Code:  
#5511 for access M-F  
7:45AM-4:15PM
- Sidewalk Gate Code: 2+4 then  
3(hold) while turning gate knob  
to the right
- Please walk your dogs away from  
the front door grassy areas to  
"potty"



Left to right : Bill Hart, Joe Carroll and Susan Bott

## ***MSP BOD Members Update***

Bill Hart has graciously agreed to serve as the interim member of the MSP BOD to fill the void created by Joe Carroll's resignation effective September 16th. Joe has served on the MSP BOD since November 2013. In addition to his fiduciary responsibilities as a BOD representative, he has been a strong advocate for repairs, restoration and maintenance at MSP with emphasis on our landscaping and grounds maintenance. Special thanks to Joe for all his hard work and tenacity during his service on the MSP BOD. He and Georgia will be leaving the MSP community in November.

Bill Hart will serve as a member of the BOD until the new board is seated in November. He was a member of The Plantation's BOD prior to he and Mary joining the MSP community.

Susan Bott will be installed as the new member of the Condominium and Master Associations' Boards in November. She and Gerry have been residents at MSP for three years.

## ***Board of Directors Activities***

The MSP BOD continues to make improvements to our property for the benefit of the community. Between July and September, here are some highlights of projects on which the BOD members have worked individually and together.

- ✦ The MSP guardhouse has been re-landscaped to provide a more manicured and welcoming entry to our community.
- ✦ The annuals on the grounds have been changed from coleus to petunias which should provide a splash of color as we transition from fall into the winter months.
- ✦ The planting of the pygmy date palms at the tower entrances has been a success. They show promise with new growth as they provide a graceful welcome.
- ✦ The treatment of the majool palms for vitamin deficiencies is an ongoing project. This is believed to be causing the premature wilting of the fronds. Because these palms are a hallmark of MSP,

the BOD is working closely with Valley Crest in an attempt to improve their appearance and health.

### ***Phase II Highlights***

- ◆ At the August 3rd BOD meeting, Mr. Gabe Bove presented the concept of 11 townhouses in lieu of 6 single family homes on the vacant land across from the marina basin. Also, he announced that he was in negotiations to purchase the land immediately outside of MSP gates. If that idea comes to fruition, he would explore the possibility of constructing a luxury style apartment complex on that property. He emphasized that both of these concepts were in their infantile states and expressed a desire to hold additional workshops for MSP owners. He also shared that Aphora continues to be marketed, albeit in a more relaxed style, until November. At that point in time, should he decide to put the Aphora plan on hold, it is his hope that plans would be in place which would allow his focus to be the construction of the 11 townhouses.
- ◆ Mr. Bove hosted a workshop for all MSP owners on Saturday August 8th. It was an opportunity for Mr. Bove to share his **concept** of the architectural design of the 11 townhouses and the potential apartment complex outside of the gates of MSP. He emphasized that his concept was a “work in progress” and that the final architectural plans were not in his grasp at this point in time for either project. Owners were given the opportunity to ask questions about the potential projects as well as a more in-depth update on the status of Aphora in the evolving Phase II concept.
- ◆ Mr. Bove was present at the September 16th Special BOD meeting to present a Phase II update. Michelle Haines, MSP’s lawyer, was in attendance to address questions from the owners concerning the changes to the Articles and ByLaws and the Master Association’s Declaration. Mr. Bove prepared and distributed an informational letter for MSP owners in an attempt to describe his concept of the proposed changes **within the gates** of MSP.
- ◆ An open forum discussion was held September 30th for MSP owners. Michelle Haines, MSP’s lawyer, was present to address questions which were related to the proposed changes to the Articles and ByLaws and the Master Association’s Declaration. A fact sheet which was approved by the MSP BOD was delivered to everyone’s door before the open forum to familiarize everyone with the facts surrounding the proposed changes.
- ◆ A second open forum was held Saturday October 10th. In attendance were Michelle Haines, MSP’s lawyer and Gabe Bove. All owners present were given the opportunity to ask Mr. Bove and Ms. Haines questions related to the project on MSP’s grounds. Also, Mr. Bove informed the owners that the parties involved in the sale of the land outside our gate and Mr. Bove were unable to come to an agreeable contract.

Ballots will be sent to owners in the near future which address the Article and ByLaws as well as the Declaration amendment proposed changes. A 2/3 majority vote is required to pass these suggested changes. Remember that not voting counts as a “NO” vote. The fact sheet which was distributed to all homeowners after the September 16th BOD meeting as well the 2 informational documents which were prepared by Mr. Bove are available for your review beginning 10/22/15 at MSP’s website; [www.marinasanpablocondos.com](http://www.marinasanpablocondos.com). under the “Announcements” tab.

### ***Community Corner***

John Odell came up with a solution for a potential costly repair for the KitchenAid refrigerator (Model KSSC36FMS02) which is in the majority of the homes here at MSP. He summoned a repair technician when his refrigerator began making a “rumbling noise, lights on the control panel were flashing and there was a “beeping” alarm. The service technician told John that the control panel (part # W 10219463) of the refrigerator had failed and needed to be replaced; a part that is no longer available from KitchenAid. He searched the internet and found a number of places that were willing to “refurbish” the control panel for a price of approximately \$400.00. After further investigation, John determined that the most common cause of control panel failure is the control panel capacitors, which are very common and inexpensive parts. The likely cause of failure is the impact of the heat produced by the refrigerator on the control panel which is located at the top of the refrigerator. John removed the control panel and found an engineer who was able to replace 3 of the capacitors with more heat resistant models. His refrigerator is back in service and running properly at a cost significantly less than \$400 or the cost of a new refrigerator! . If anyone is experiencing a similar problem, Dr. Odell is more than happy to point you in the right direction for this cost-saving repair.

