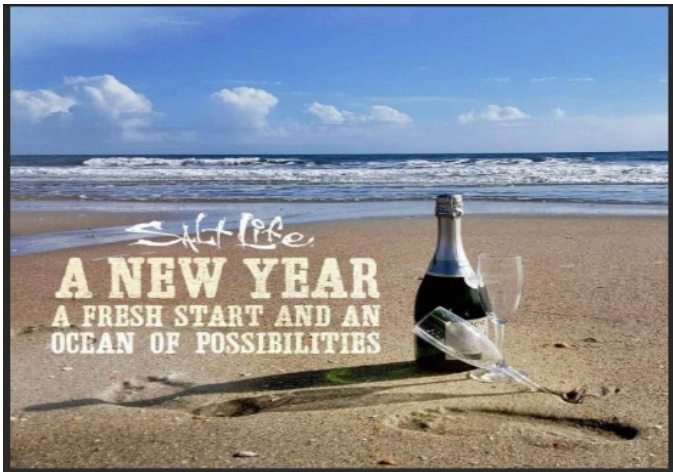


1st Quarterly Newsletter Jan-March 2022



Hello Southpoint Owners,

Happy New Year to you and your family!

Our SPC Annual Meeting was held on Saturday, December 4th. Thank you to those of you who took the time to send in your proxies and votes for candidates running for Board positions. It's very important and appreciated. The 2022 Board members are: Phil Danley, President, Linda Collette, Vice President, and Judy Voiers, Secretary/Treasurer.

We have all received written notice about our HOA increase to \$535 per month effective January 2022, payable to:

Southpoint of Daytona Condominium Association,
P.O. Box 7614

Daytona Beach Shores, FL 32116

Payments are due on the first of every month.

SPC building updates:

We're waiting to receive new LED outdoor light fixtures for above all doorways. They are a lower profile style, a bit brighter, and will be more energy efficient. Once they arrive they will be installed.

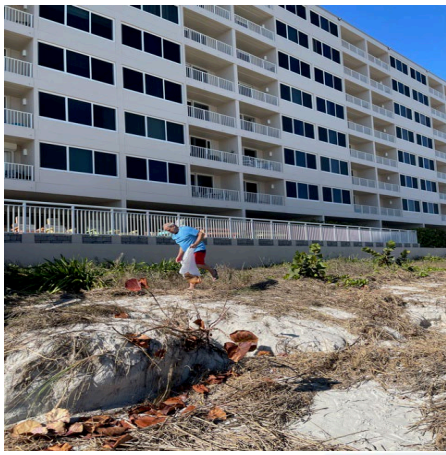
This month the windows will be rinsed and cleaned. We'll have this done 3x annually as the warranty requires to help prevent salt corrosion. Again, if you should see ANY water intrusion with your new

windows, please report it immediately to president Phil Danley and Roger Koop. They are under warranty and any issues need to be reported asap and will be addressed.

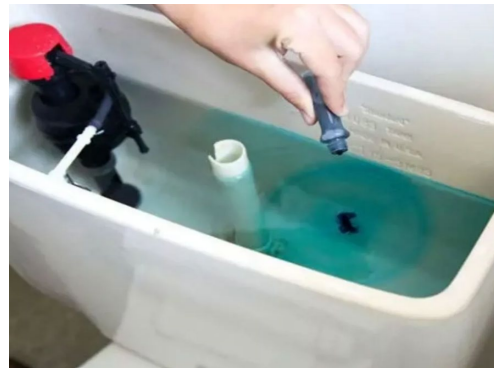
The annual roof inspection was completed. It was cleaned and anything that needed to be repaired was done. All seams and caulking and flashings are checked and repaired as deemed necessary.

A/C Units- Several owners were notified by the management company that their air conditioners need to be replaced. Owners should have their roof top units inspected before summer starts. The last thing you want is to have the A/C unit shut down when you have renters. Roger Koop has seen compressors hanging out of the bottom of the units because the bottom metal rotted out completely. This is a fire hazard and it can also damage the roof. It's your responsibility as an owner to have your A/C units inspected annually. We love our beachfront living, however our A/C's don't last long due to salt air corrosion. It's very important that you properly maintain them so that they work properly and efficiently, but also prevent damage to them and the building as described above. Yikes, you wouldn't want to be responsible for any damage caused to our roof!

Please keep our beach clean. Your help is very much appreciated. Pictured below is Kevin Collette, 102, who cleaned up our beach front to our building back in December. It took him a couple of hours to search and pick through the dune area, but he picked up a bag full of trash and debris. Thanks Kevin!



Toilet valves also leak. A quick and easy way to find out if your toilet valve is leaking is to add a few drops of food coloring to your toilet tank and wait a few hours. If you come back and the water in the toilet bowl has changed color, then you need to replace the valve.



Slow running drains? They need to be cleaned out too. Most times it's because of hair clogging the drain. There are a few ways to easily remedy this situation, one of which is to use a simple tool to get down into the drain and pull out that nasty stuff clogging it, slowing down the water drainage.



BrassCraft 20 in. Plastic Hair Snake

★★★★★ (249)

\$2⁹⁷



FlexiSnake Drain Weasel Hair Clog Tool Starter Kit for Drain Cleaning (3-Piece)

★★★★★ (2060)

\$3⁸⁸

Using a mixture of baking soda and vinegar should help to unblock your drains in less than 10 minutes. Add approximately three cups of baking soda to some vinegar and pour down the drain. After 30 minutes, pour boiling water down the drain and you should have no more problems and it'll smell fresh.



I've had a request from many owners to post this tip in the newsletter... PLEASE put protective caps, sliders, or felt furniture pads under all of your chairs to reduce the noise of chairs and barstools being moved across the floor.

It's very loud to those below and can easily be remedied at a very low cost. Leave some extras in a drawer in case one falls off. 😊



It's only \$3.00 per chair, and these items can easily be found at Lowe's, Walmart, or Home Depot.

Another reoccurring issue seems to be running toilets. Please replace the rubber flapper part of your toilets annually. They only cost about \$6.00 and take about 5 minutes to change out. Easy fix! Sometimes the other parts may need to be replaced too. Kits and parts are available from local stores such as The Home Depot, Lowe's, Walmart, Ace Hardware, etc.



These are pictures of our bathroom vents. They too need to be cleaned and the little filters replaced. The filters can be purchased from the office. This vent was cleaned at the end of April and this is how it looked after eight months. The front piece has two screws in the front, top and bottom and easily comes off for a good cleaning.

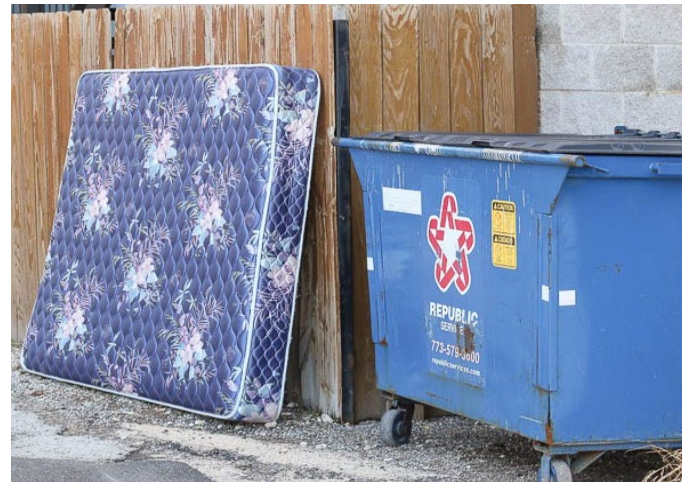


Building Storage Closets- every floor has a locked storage closet located near the elevators that we as owners can use to properly store some items that you might not

have room for in your unit, like bicycles. Whatever you decide to keep in the storage closet *must* be labeled with your unit # on it, including bicycles please. We are not allowed to store any flammable items in there. Please be sure that your items are properly and neatly stored, keep an open path from front to back, and do not block any electrical or cable panels. These storage closets are not very large and used by eleven owners so please be kind and share the space! If you should sell your unit, please be sure

to remove anything that belongs to you before you go. Periodically throughout the year, these storage closets will be purged. If something in there is not labeled with a unit #, it will be removed.

Please note that some keys to the storage closets may have been changed so please check yours. If you need the new one, you can obtain it in the office.



In the last two newsletters I'd been asked to remind owners about the do's and don'ts of the use of our dumpsters. It seems like yet another reminder is necessary because improper dumping is still happening. It is **NOT** acceptable to leave your bulk items near or in our dumpsters. Items such as mattresses, furniture, doors, flooring, and similar remodeling items are simply **NOT** allowed in our dumpsters. If you are remodeling, you or your hired contractors **MUST** remove all debris from the premises and dispose of it properly. You as an owner must make these arrangements with your contractor. It is never acceptable to leave your mattresses or furniture items by the dumpster. If you have new bedding delivered, you should make arrangements to have the old items removed at the same time. If you have purchased a mattress online then you need to

make arrangements to have the old items removed at your own expense and in a timely manner. If you need assistance in getting items removed, the office staff can help you make arrangements with a waste management company. You should not ever leave your items hanging around with no plans for proper disposal/removal. Owners who have been “caught” (and they’ve been identified by video surveillance) have been notified by management that they will be

paying for the removal of all items they improperly disposed of. Please be responsible and considerate.

Also, please be certain to tell your contractors that they must check in with the office when arriving to Southpoint. For the safety of everyone, the office must know who is on the premises. Please do not give the passcode to open the main door to contractors! They need to check in with the office upon arrival. Thank you for your cooperation in these matters.

Southpoint Owner's Email List

About 8 years ago, we started a private, online group for Southpoint owners to stay in touch with each other. We've used it to communicate during hurricanes, discuss HOA changes, and stay updated on building construction. Currently about 50 owners are in the Google group mailing list. Any owner can use it to send a message/question/comment to all the other owners. We recently used it to send out a recap of the HOA meeting in Dec. If you would like to be added, send an email to fellow owner Kevin David (k.david@gtoast.net) who manages the group.

Speaking of Kevin David ...



Meet Karen & Kevin David, Unit 408



Growing up in Ohio, I (Kevin) have been vacationing in Ponce Inlet since I was a kid. My parents would drive the family down every Easter for spring break. We would stay at Ponce Inlet Club South (down by Jerry's restaurant) where my uncle had a condo. The tradition continued when Karen and I got married and we started a family. Then one year in the 90s there were no units for rent at Club South, so we rented a place at Southpoint and loved it, especially the heated pool that got sun all day long.

We continued renting units at Southpoint every spring for probably a dozen years. I remember the shed outside Glynis' office and the cat that roamed the parking lot. Then in 2009 we saw a unit for sale and decided to buy. We did all the things that owners do, like remodeling, renting it out, and visiting 3-4 times per year instead of just once. Now 13 years later, our children are grown and live in different states. So the condo is an ideal place for all of us to meet for holidays / vacations and spend time together.

When visiting, we typically fly Allegiant into Sanford and rent a car. We love sunning/walking/biking on the

beach, especially when it's cold in Ohio. Plus we enjoy eating out at all the great restaurants including Jerry's, North Turn, Boondocks, Crabby Joe's, Our Deck Down Under, and we can't miss Sunday brunch at Aunt Catfish's!

Kevin David

Check out this beautiful sunset and sand art located right on our beach!

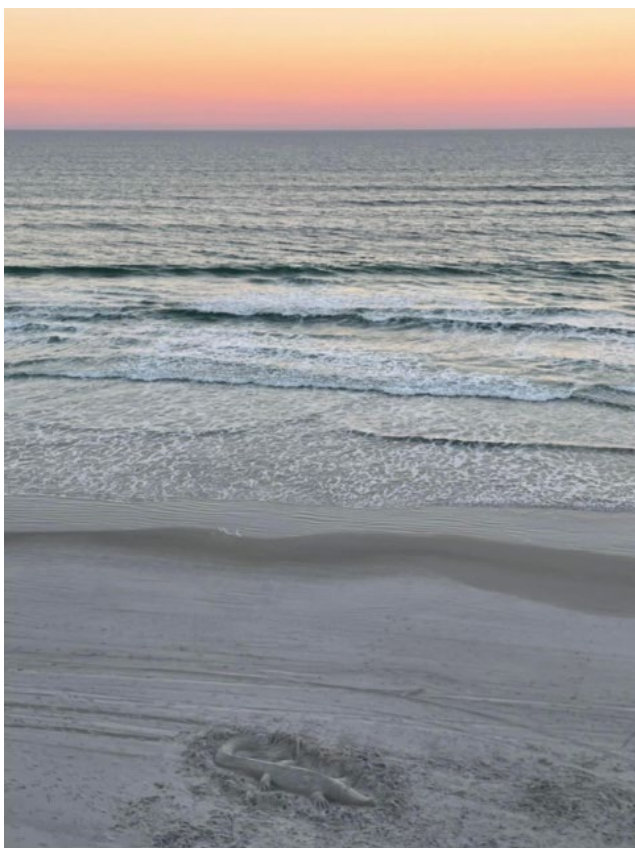


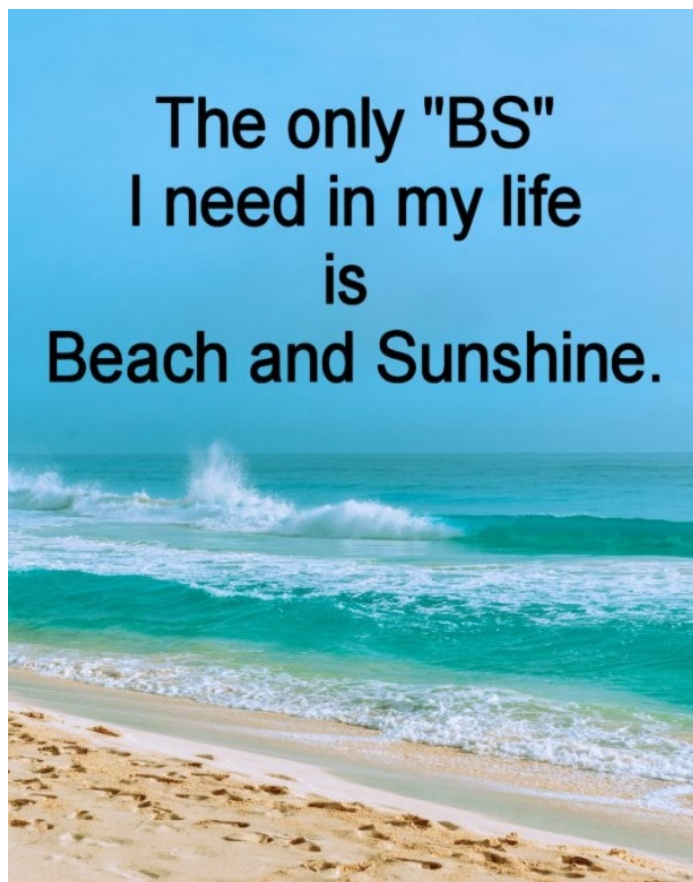
Photo credit goes to Linda Finley

Thank you for your suggestions and comments given to me for our newsletter. Please feel free to continue to send pictures and content to me. Thank you!

Respectfully,

Linda Collette, redcar@charter.net

😊 This is my new favorite mantra. 😊



Southpoint Board Members

Phil Danley, President

Linda Collette, Vice President

Judy Voiers, Secretary/Treasurer

Southpoint Rental Board Members

Alan Powell, President

Judy Voiers, Vice President

Linda Collette, Secretary

Management Company: TJW Management Co, Inc.
Roger Koop, Manager and Maintenance Supervisor,
386-788-4546--roger.koop@gmail.com
Karen Stewart - General Manager- kstewart@tjw.net