

NEIGHBORHOOD NEWS BRIEF

April 2022

This is your monthly update from the Communications Committee, to provide news on the latest happenings at MiraVista. All issues are also posted on our website: www.miravistanaples.com

Several CRITICAL updates this month. Please take the time to read this in detail. Big changes coming up as the BOD continues to address the myriad of community needs to help MiraVista be the best it can be!

TOPIC 1: New FULL-SERVICE Community Association Management firm: MBA will transition services to Sandcastle, effective 6/1/22. Read details enclosed.

TOPIC 2: Insurance update and coverage you should know about and look into

TOPIC 3: Other quick updates...many BIG projects underway.

TOPIC 1: New FULL-SERVICE Community Association Management firm: MBA will transition services to Sandcastle, effective 6/1/22.

One of the objectives of your BOD is to have open and effective communications. At the April 12, 2022 Mira Vista Board of Directors' meeting held in our clubhouse, one of the agenda items was "Review, Evaluation, and Discuss Property Management Proposals for Full Service Community Association Management". A presentation of the 7 proposals was followed by a discussion between Board members, owners in attendance, and owners participating by ZOOM online. Several of the proposals for "full service" management were minimally more expensive (\$25. per month) than our current "financial only service". While "full service" does not mean "full time on site property management", it does mean:

- professional assistance and guidance with association projects
- strict compliance to Florida condominium statutes and laws
- interaction, supervision, and follow-up with association vendors
- weekly onsite monitoring of Mira Vista buildings and common areas
- assistance in enforcement of rules and regulations
- customer service department for owner inquiries regarding the association
- 7 day a week, after hours emergency contact number for Association emergencies

Discussion dealt with the current situations we are dealing with and how they can be corrected and improved as we transition to full-service management. Following the discussion, a motion was made and seconded to vote on selection of a "full service" management company for the Mira Vista Condominium Association. By a unanimous BOD vote, Sandcastle Community Management Company, 9150 Galleria Ct. Suite 201, Naples, FL 34109 was selected. It is anticipated that Sandcastle will begin management of our Mira Vista property on June 1, 2022. More information will be provided regarding the transition in the coming weeks.

We believe all of these will add value to the community and our homes. The Board

is very pleased and excited for this opportunity. This was done in an effort to protect the integrity of the community as well as protecting all of the homeowner's vested interest, property values, and investment in their homes and community. We will be following sound professional, operational, and business procedures with adherence to Florida State Condominium guidelines. As owners and residents, we will all benefit by using a full service management company such as Sandcastle Community Management at Mira Vista.

TOPIC 2: Loss Assessment Insurance Coverage—What it is and Why you should know about it

Loss Assessment Insurance Coverage is an optional insurance endorsement that you may add onto your condo insurance policy at a fairly economical cost. The endorsement helps protect you if you live in a shared community, like a condo association, where you are responsible for a portion of damage or loss in the common areas.

[Florida Statute § 718.111\(4\)](#) gives condominium associations the power to make and collect assessments to "lease, maintain, repair, and replace the common elements of association property." Typically, if common areas owned by condominium associations are damaged or destroyed, the associations may seek to have each of the individual unit owners pay for a portion of the damage. If the loss is one that the association is insured against, the association may still assess unit owners for any costs or liabilities (such as deductibles) other than what is recovered from the insurance claim.

[Florida Statute § 627.714](#) requires that residential condominium unit insurance policies issued or renewed after July 1, 2010, must include at least \$2,000 in property loss assessment coverage. This coverage would pay up to the stated amount for any assessments made upon each insured unit owner. When determining how much loss assessment coverage one should get, unit owners may want to consider what property the association is responsible for, how much insurance the association has, and how much previous assessments have been.

The Board of Directors suggested that owners check with their individual condo unit owners insurance policy for loss assessment coverage. It may be advisable to contact your insurance agent to inquire on the cost of increasing the amount of loss assessment coverage that is typically standard (\$2,000) on a condo owners insurance policy. The MiraVista Condo Association has a 3% hurricane deductible (the lowest option offered to us) which is equal to nearly \$400,000.00, therefore when a higher limit of loss assessment coverage is available to an individual condo owner, it may be worth considering the option. Also, be sure to read your specific condo owners policy to determine what each policy's loss assessment provisions cover.

TOPIC 3: Other quick updates...many BIG projects underway.

- Pool Gate is expected for installation at the end of summer. Aluminum national shortage is delaying materials and manufacturing.
- Reserve Study nearly completed—this important report will inform the BOD on what changes are necessary for adjusting our reserves to meet FL requirements as well as ensure we are funded properly for meeting the property needs. Stay Tuned!! Consider joining BOD meeting to hear the discussion.
- Building concrete repairs still in motion—which is necessary prior the painting project coming up.
- BE SURE TO PROVIDE YOUR CURRENT CONTACT INFORMATION. It is impossible to let you know about damage to your unit or an urgent community situation without properly maintained records. We had GREAT response from the recent email requesting updating your address, phone, email and vehicle info. We also needed to get status on pet registration from ALL OWNERS. Please respond—it saves the association money when volunteers can supply the free labor and save us all a buck or two.

IMPORTANT Friendly REMINDER: ALL RENOVATION OR CONSTRUCTION RELATED MAINTENANCE REQUIRES PRIOR APPROVALS. This is not a new process, it has been in place for many years. The form to complete is located on the website, and you simply need to email the form back to this address and it will immediately be sent to the BOD for review and approvals. Again, the website has information about the RULES, PROCESSES and Frequently Asked Questions to help you ensure compliance with our Condo Association Bylaws, Rules and Regulations. But it is up to each owner to be familiar with the requirements, and by all means, please reach out and ask--the BOD is always available to help guide you.

The **BOD** meets monthly, on the second Tuesday of each month, via Zoom and in the clubhouse at 7pm EST. Mark your Calendars and please join! Our community is better when we have many voices and constructive input from many. Please get involved, ALL ARE WELCOME!!

Remember to bookmark and set-up your access to our website--this news and all past issues, meeting minutes and many more documents are available 24/7 at: www.MiraVistaNaples.com
Join us on Facebook also! "Mira Vista Naples Residents"

Mira Vista