Waterside at Coquina Key South Condominium Association, Inc.

LET'S TAKE A LOOK
Where It All Began

Photos courtesy of Ruth and Steve Stratton
Where It All Began

CLICK HERE.
In 2005, the Developer, Prospect-Marathon Coquina, LLC began its plans to develop what has now become:

- Waterside at Coquina Key South Condominium Association, Inc.
- Waterside at Coquina Key North Condominium Association, Inc.
- Waterside at Coquina Key Dock Condominium Association, Inc.
- Waterside Yacht Club, Inc.
Where We Began

Before

After
The Developer had a vision to convert these once rental apartments into a beautiful resort style property that would include condominiums, townhouses, dry dock boat parking, wet boat slips, garages, carports, and many amenities, including a private club.

According to the *St. Petersburg Business Review*, Waterside at Coquina Key, by Prospect-Marathon Coquina Holdings LLC, was one of the largest conversion of apartments to condominiums in Florida’s history.

The Developer was in control of the South Association until 2010 when the Association was turned over to owner control.
Where We Began

- To begin the condo conversion, the Developer, Prospect-Marathon Coquina, LLC contracted with a Contractor, Hersh, Inc., who would perform the construction of the conversion and hire subcontractors as necessary. This contract gave rise to the 2011 Construction Defect lawsuit initiated by the Association against Hersh, Inc. and the numerous other entities involved in the actual construction of the conversion.

- Note: Prospect-Marathon Coquina, LLC was not a subject of the Construction Defect counts of the lawsuit. There were some “accounting” issues to be addressed between the Association and Prospect-Marathon Coquina Key, LLC which were settled in or about 2015.
Where We Began
Waterside at Coquina
Key South Condominium
Association, Inc.

TRANSITION TO NEW MANAGEMENT COMPANY
As of March 1, 2017, Waterside at Coquina Key South Condominium Association, Inc. is under the management of Greenacre Properties, Inc.

If you have not made arrangements to begin making your payments to Greenacre Properties, Inc., please do so as soon as possible.

If you need help getting your payments set up with Greenacre Properties, Inc., please contact our bookkeeper, Pamela Cobb at pcobb@greenacre.com or (813) 936-4141.
NOTE: The Waterside at Coquina Key Dock Association, Inc. has NOT transitioned away from Associa. You should continue to make your payments accordingly.

The Dock Association is a separate entity and will notify you if and when changes are made.
Transition to New Management Company

- During the transition process:
- John Fossum was onboarded as the Property Manager and can be reached at jfossum@greenacre.com.

- Jovan Billings was onboarded as the Administrative Assistant and can continue to be reached at watersideadmin@tampabay.rr.com or by calling the office at 727-821-1240. Recently, Jovan completed her 90 days with us and was promoted to Assistant Manager.

- Howard Laucks was onboarded as the Maintenance Supervisor. Maintenance concerns should be reported to the Assistant Manager at the contact information above.
Waterside at Coquina Key South Condominium Association, Inc.

TRANSITION TO NEW SECURITY COMPANY
As of March 1, 2017, our security team was transitioned to Marksman Security.

Sean MacInerny has transitioned to Marksman Security as the On-site Security Supervisor. All security issues should be directed to Sean via email to southgatehouse@outlook.com or by calling the guard house at 727-822-0783.

During this transition we began working to develop an updated security program for use at the front gate as well as at the administrative office. This will allow for immediate update of information to the front gate/security.
Waterside at Coquina Key South Condominium Association, Inc.

AREAS OF CONCERN
Areas of Concern-Trash Compactor

- As previously stated in the “IMPORTANT NOTICE” eblast, the trash compactor continues to be an area of concern.

- Do not push the Emergency Stop button unless it is an emergency. This causes the compactor to cease operation and fill up. If you feel there is a problem with the compactor, please do not just leave your trash outside of the compactor, contact the guard house at 727-822-0783, so that the issue can be corrected immediately.
Areas of Concern-Trash Compactor

- **Trash Compactor Rules**
  - Household Trash ONLY!!
  - ALL TRASH MUST BE SECURELY BAGGED
  - BREAK DOWN BOXES

- **PROHIBITED ITEMS**:
  - Construction Materials
  - Flammable OR Toxic Materials
  - Furniture
  - Mattresses or Box Springs
  - TVs or Appliances
Areas of Concern - Trash Compactor

- Rules and Regulations, #6 Trash Disposal states:

Disposition of garbage and trash shall be only by use of receptacles approved by the Association or by use of garbage disposal units. Trash must be taken by owners, their tenants or their guests to the trash compactor on property and cannot be left in common areas or limited common elements (i.e. on balconies or patios) at any time. Compactors are not for construction related trash, nor are owners/tenants allowed to leave old furniture, appliances or other large items at the compactor. Owners/tenants are responsible to remove the above items at their expense off the premises. Owners, tenants and guests are responsible for keeping the limited common areas appurtenant to their unit and common areas directly in front of their unit free of litter. Examples of litter include but are not limited to cigarette butts, candy wrappers and gum, animal feces or bags containing animal feces, empty alcohol cans and bottles. Litter should be removed immediately by the owner, tenant or guest of the unit. Any resident found breaking this rule may be subject to a fine.
Areas of Concern - Plumbing

- Please do not put anything down your toilets. The top causes of our sewer problems in Waterside are from items that should not be flushed down the toilet even if they are marked as biodegradable:

- Wipes – Baby wipes, disinfectant wipes, moist wipes, etc.
- Paper Towels, napkins (paper or cloth), facial tissue
- Feminine Hygiene Products
- Dental Floss
- Condoms
- Q-Tips
- Toilet bowl scrub pads or cleaners of any kind
- Diapers
Areas of Concern - Plumbing

- Additionally, we suggest that even if your unit is equipped with a garbage disposal that you do not dispose of food particles or other trash down the disposal. This can cause a backup in your unit and adjacent units.

- Plumbing repairs can be costly. The Association is only responsible for "sewer lines, up to the point where they enter the Unit." Therefore, this can be a costly repair for the unit owner. We suggest unit owners advise their tenants regarding proper disposal.
Areas of Concern-Hanging Items

- Hanging Items from the Balcony

- Please do not hang anything that requires hooks or hangers being drilled or screwed into the balconies. Doing so could void our warranties on all of the recent balcony repairs.
Areas of Concern - Under Stairways

No items are permitted to be stored in the closet areas underneath the condominium stairways. If property is found in those areas it will be removed by the staff. Storing items under the stairways is a Violation of the fire codes.
Waterside at Coquina
Key South Condominium
Association, Inc.

MAINTENANCE REMINDERS
Please remember to maintain your air-conditioning condensation drain line. This can be a source of water leakage into your unit should the drip pan overflow. Please contact your air-conditioning professional for help and advice on properly maintaining your unit.

Please note that any and all maintenance of an A/C unit located within a unit, including, but not limited to the air conditioning condensation drain line, are the responsibility of the unit owner. Please review your condo docs, specifically the Declaration of Condominium, Section 7, Maintenance and Repairs, and specifically, Section 7.2(b)(iv) which states that the Unit Owner is responsible to maintain, repair and replace: “Any and all appliances and mechanical, ventilating, heating and air conditioning equipment contained within and serving the Unit;” and Section 7.1(d) which states the Association shall manage, maintain, repair and replace “air-conditioning condensation drain lines, up to the point where they enter the Unit” only.
Please remember to change the batteries in your smoke alarms. If you are a seasonal resident we suggest changing the batteries before you leave.
Property Improvements

HERE IS WHAT WE HAVE DONE
Property Improvements
Here are a few of the items we have tackled around the community:

• New Jenga game was added behind the Yacht Club
• New pool chair cushions at the Yacht Club pool
• New irrigation system and flowers at the front entrance
• Painting of the monument signs and guardhouse
• New corn hole boards were built by maintenance staff
• Sod installation
Property Improvements
Here are a few of the items we have tackled around the community:

• Painting of the downstairs Yacht Club and upstairs patio area
• Donation of a new sofa in the downstairs of the Yacht Club
• Pressure cleaning of the Yacht Club pool area and surrounding area by volunteers
• Tree pruning and continuous landscaping plans
• Painting of the Administrative building inside and out
• Security has transitioned to Marksman Security Company
• Pool table in downstairs Yacht Club (donated by Mark Wetzel)
Property Improvements

- The Association has transitioned to Greenacre Properties, Inc.
- Pressure Cleaning of the sidewalks continue
- Hallway Carpet Cleaning has been completed
- Routine maintenance around the entire community continues
- Balcony construction has come to an end
- The golf driving nets have been refurbished
- Maintenance of the shuffle board by volunteers
Property Improvements

- Gutter replacement, as needed
- Gutter cleaning
- Irrigation improvements
- Painting and reorganization of the Administrative Office
- New Computers in the Administrative Office
- Roof repairs, as needed
- Transition of lighting to LED (big thank you to Steve Twist)
Property Improvements

Gym

Gym
Property Improvements

- Front entrance monument sign painting, irrigation repairs and landscaping.
Property Improvements
Future Improvements:

- Update security front gate system to include online & mobile access
- Painting of the upstairs Yacht Club
- We continue to get quotes and expert advice on seawall repairs in a few areas
- New hallway carpeting (starting soon)
- And much more
Waterside at Coquina
Key South Condominium
Association, Inc.

ACTIVITIES
Thank you to our activities volunteers for:

A GREAT YEAR OF ACTIVITIES.
Activities

Corn Hole Tournament
We had a wonderful day for the Corn Hole Tournament which was followed by the Resident Appreciate Day with food and a keg of beer.

Fishing Tournament
The Fishing Tournament took place on the Fishing Pier on February 26th and prizes were awarded in 3 categories.

Golf Tournament
The Waterside South Golf Tournament took place on March 25th and was followed by Free Pizza, a drink and prizes at the Yacht Club.
Activities

Thawstock 2017
2-days of beautiful weather and jam packed with amazing music, food and drink. What a great turnout and fun was had by all.

New Year’s Eve
A night to dress up and enjoy the company of your neighbors, music and dancing, with a champagne toast at midnight.

Monthly Birthday Parties
Each month we celebrate the birthdays with music and dancing. Enjoy a free cocktail on your birthday month.
Activities

Halloween Party
Always a great event.

Trivia
Record numbers showed up for Trivia.

Bingo
The newest activity BINGO!
Activities

St. Patrick’s Day Dinner
Thank you to Chef John and Carol Woermer, and all the other volunteers who make this dinner an amazing success.

Thanksgiving Dinner
Another Chef John and Carol dinner that gets rave reviews.

Joy’s Kozy Kitchen
Joy has become a crowd pleaser with her catering.
Waterside Yacht Club, Inc.

The entity known as the yacht club bar
The Waterside Yacht Club, Inc., was established in 2008 by the Developer, Prospect-Marathon Coquina, LLC, as a Florida Not-for-Profit Corporation under F.S. §617, and is also known as the Yacht Club bar. The Developer had initial control of the Corporation. Membership in Waterside Yacht Club Inc., allows for the use of the private club by owners and renters from Waterside South and Waterside North. The private club operates as an amenity to the residents, just like the pools, tennis courts, volley ball, and all of the other great amenities within the community.
Note 1: As a separate corporation/entity with its own By-Laws, the Waterside Yacht Club, Inc. is responsible for its own debts. The Waterside at Coquina Key South or North Condominium Associations are not responsible for any debts that are or may be incurred by Waterside Yacht Club, Inc.

Note 2: Neither Condominium Association subsidizes the Waterside Yacht Club, Inc. However, Waterside Yacht Club, Inc. has been kind enough to subsidize the South Condominium Association by providing funds for activities equipment, funds for plants to dress up the Yacht Club area, and other items which would have had to come from Association funds.
The End