



Marina At the Bluffs

Hello Marina at the Bluffs Community,

My name is Michele Meyer and I have succeeded Mary Lou Testa as the Editor of our newsletter.

I'd like to give a big shout out to Mary Lou! We, in this community, are very grateful for all the time, energy and volunteering she does here, a lot of which goes unmentioned. We are blessed she will still be here assisting us.

I have been an owner here since 2007 and love the friends I've made and the beauty of this area and our community. It is wonderful that we have an active community again. As seasons change so do the members of our community, and we extend a warm welcome to our newest members.

I hope you will send any information you'd like included in the Newsletter to the office and they'll forward it to me. I look forward to hearing from you and seeing you as I walk the community grounds on a regular basis.

Reaching out to me is very much appreciated, I can't pass on what I don't know. Look for the white cap with the letter B!

Message from the President

Welcome and welcome back seasonal owners,

The board has been putting the final touches on the elevator safety project that is scheduled to begin in February of this year. We will be starting at building 1001 and working our way around in succession. Building 1101 next and 1201, 1301, 1401, 1501 through 2601 then back to 501, 601, 701, 801, and 901.

Permits issued by the town of Jupiter are applied for by the contractors not the MAB. With multiple contractors necessary for the project, that process has been extremely slow, which puts all projects behind schedule. Once the permits are issued, the town of Jupiter does all final inspections. Weather is always a factor in all these projects.

Thank you for your patience and we want to assure you that everyone is striving to get all these compiled as soon as possible.

Each building will take approximately a month to complete and after building 1001 has been completed, the elevator company will be sending two teams at a time and possibly increasing to three teams at some point to get the project completed as soon as possible.

Along with the safety lock mandate, all circuit boards and fire panels will be replaced in each elevator. All panels inside the elevators will be replaced with new illuminated floor selections and up and down arrows. Additionally, all exterior first floor illumination will be new. The elevator rooms located in the portico will be air conditioned to regulate the temperature for the newly installed equipment.

Comcast is beginning to run fiber optics on site. This phase of the project will take approximately 3 to 4 months to complete. Once fiber has been run to each building Comcast will send a letter to that buildings ownership asking for you to call the phone number provided to a set up appointment for them to come and pull the fiber to your specific unit, located in the primary bedroom closet. We will continue to update the ownership as information becomes available.

The Bluffs Marina Seawall project meeting for February 21st must be cancelled. The Association attorneys have filed claims against the Bluffs Marina and Murray Logan Construction. The Bluffs Marina contacted the association office postponing the scheduled February 21st meeting stating they needed more time to review our claim. We will update ownership as soon as more information becomes available.

Bluffs Marina has NEW plans ready for review of the Seawall Project for buildings, 2301, 2401, 2501, and 2601, which will be presented to the association at the time of the rescheduled meeting.

The Board continues to work with the association's attorneys and engineers for the **damages at pool at 1550 and 1250**, that are attributed to the Bluffs Marina. Litigation papers are in process and the board will continue to give updates as soon as they are available to us.

The Bluffs Marina's contractor has completed the repairs on Tidal Pointe Boulevard, including sidewalks, parking areas, curbing, and some landscaping, and repairs will continue to be completed as the areas under construction are completed.

The **Milestone Building Inspection** repairs will continue, and 7 buildings have been completed. Safety is our major concern. It is a very slow, and tedious process with all the steps necessary to complete the repairs. Please keep in mind these buildings are 40 years old and we are doing the necessary repairs on each building to comply with Florida State Legislature. This is all preventative maintenance so we don't have to end up replacing balconies which would be very costly to homeowners.

Upcoming State Legislature for 2025 on additional reserve requirements for association budgets are being reviewed and will require an updated reserve study, we are working on this now and we will keep you updated during the process.

Respectfully for the Board,
Lew Panzo, President



Board Members: Brook Klum- Sec., Rich Garcon-2 V.Pres. Armand Veltre 1st V.Pres., Pat Miglino- Treas., Lew Panzo, President

Landscaping Committee Update:

During 2023, we made some strides to improve our ground maintenance and the overall look of our community.

We have improved the look of our entrance, we are now doing seasonal updates to keep our community entrance looking fresh and clean, providing a nice welcome to our residents and guests.

Our pools have year-round planters, to add beauty to these areas, and are looked after by the Committee Pool Volunteers.

Unfortunately, mother nature caused some havoc this year with unseasonable rains, lightning, and wind, causing some trees to be taken down.

For 2024, the Board of Directors recognizes that there is still a lot to be done to bring our landscaping up to par and that hedges and trees, which are still the original plantings, need to be addressed. The Board has allocated additional budgetary funds to continue to move forward with the beautification of our community this year, but the project is extensive and will take several years.

CPM our landscaper over the last 2 years has been replaced as the work they performed was not up to our standards. The new company **Shaun Becks Landscaping** began January 2024. They are working diligently to get the kinks out of the initial performance. Please let us know at the office any concerns or complaints you may have.

Finally, I'd like to thank all the Landscaping Committee Volunteers who have and continue to keep their eyes on our property, alerting us to areas of concern. Special thanks to Stephen Amante, who has been integral in helping with the entrance maintenance and pool 650.

There is still lots to be done as you know, we ask for your patience.

Rich Garzon

Landscaping Committee Chair

ELEVATOR LIFE SAFETY MODERINZATION BEGAN MONDAY FEBRUARY 19TH

The Project HAS COMMENCED at Building 1001. This is the first building being done for the project. We ask for additional patience as we all navigate this project together.

THE ELEVATOR WILL BE OUT OF SERVICE FOR
APPROXIMATELY 30 DAYS.

Maintenance staff will pick up bagged trash and recyclables Monday and Friday mornings during the project. Items for pick up must be placed on the catwalk next to your door no later than 8:00 am on the day of pick up. Please do not leave trash out on the catwalks when it is not due for pick up.

DO NOT approach the workers. if you have any questions or need assistance, please contact the association office phone.
#561-627-6497.

This is the first building being done for the project. We ask for additional patience as we all navigate this project together.

BUILDING 1101 should begin approximately March 19th but delays, early completion or if a second team becomes available sooner, we will advise you as soon as possible.

Comcast Cable Update: Construction is moving forward and soon the next phase of running the fiberoptics to the building's utility room will begin. Once the fiberoptics are secured at each building, letters will go out from Comcast to schedule appointments for in unit connection.

Newsletter: From the Office:

Smoke Detectors are the responsibility of the owner to maintain. Please make sure to change your smoke detector batteries at least annually.

SMOKING: Smoking is prohibited within 50 feet of the front of all buildings. There is no smoking under the porticos or on the catwalks. While there is not a ban on smoking on the balconies, the office has received complaints from some of our owners that cigarette smoke is keeping them from enjoying their balconies and we ask everyone to be considerate of one another.

PLEASE CLEAN UP AFTER YOUR DOG! Dogs are not allowed to urinate or defecate on catwalks, in the elevator, stairwells, portico pavers, or planters. Please use the grassy areas. It is each owner's responsibility to clean up after their dogs.

PLEASE DO NOT FEED THE WILDLIFE: Do not throw food off your balconies and do not leave peanuts on your balconies for the squirrels. This is happening at several buildings, and it is causing damage to screen enclosures for some of our owners.

POOLS: Please make sure you always close the pool umbrellas after use. Please return furniture if you move it. Reminder No Glass at the pools and make sure you keep the gate closed.

PLEASE SLOW DOWN!!!! Season is in full swing we have a lot of walkers out there. Please look out and slow down when driving on property!!!

TRASH: Trash pickup days are now Monday, Wednesday, and Friday. Bulk items and flammables are not allowed in the dumpsters. Please rinse and condense recyclables prior to placing them loose in the recycle bins.

From Treasurer Patricia Meglino. We want to remind owners that quarterly maintenance dues are due January 1st, April 1st, July 1st, and October 1st.

CONNECTING, PROTECTING AND SERVING SENIORS

Aging impacts us all.

The **Area Agency on Aging** is a local resource for all seniors.

Their **Helpline** is a Gateway to services offered to seniors through the Area Agency on Aging in partnership with the Department of Elder Affairs in Florida.

The number to call for information and help is **1-800-684-5885**.

Below is a list of some of the services the Help Line can assist you with:

- Medicaid Long Term Care
- Home delivered Meals.
- Avenues to Food and Nutrition
- Information and assistance
- Respite for the Caregiver
- Adult Day Care
- Personal Care/Homemaker
- Caregiver Stipend
- Electric Bill Assistance
- Medicare questions and claims
- Extra help with prescriptions
- Medicare Savings Program

HEALTH & WELLNESS (Continued)

There are 5 programs scheduled for this year.

BALANCE CLASS:

1. 26-person class size
 - i. Presently a wait list
2. Instruction and Exercise
3. Every Friday
4. Paid through Medicare

February 7 – Speaker author **AMY Woods** will discuss her book.

“100 Things to do in Jupiter Before You Die”

You can purchase the book for \$20.00 and Ms. Woods will autograph it for you.

February 14 – Blood Mobile

The bus will be in the parking lot in front of the office. If you can donate, please do so.

February 28 – Speaker

Donna Parsons – Cyber Security – 11:00am

March 29 Speakers-

Officer Lindsey and Officer Diana, Jupiter Police Department
“Safety Alerts “

AEROBICS:

Pool 22, Monday & Thursday at. 8:30am

Bring your towel and noodle.

WATER AEROBICS

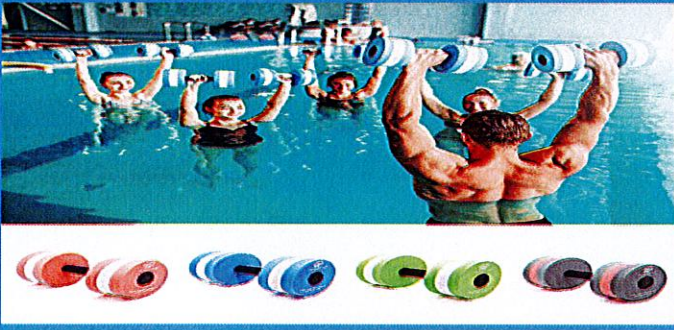
Pool 2250

Monday and Thursday 8:30 – 9:30

Bring your weights and noodle.

A waiver is needed to participate.

We look forward to seeing you



Join us for BINGO

Monday nights

7:00pm

POOL 2050

Please bring \$10.00.

Some fun and great
conversation**B I N G O**

1	27	33	48	75
8	19	45	56	61
3	18	FREE SPACE	49	69
15	26	41	53	66
2	21	37	46	65

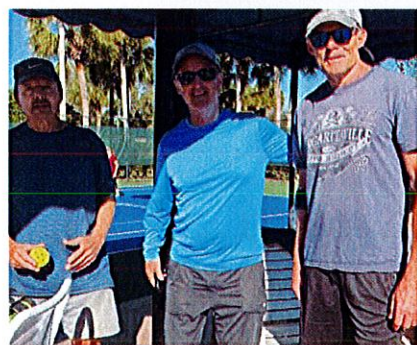
Thirsty Thursday's**February 1****March 7****April 4****Pool 22 ..5-7 pm****BYOB and an appetizer to
share**

COMMON AREAS — Tennis /Pickle Ball Courts

40. **Private — Members ONLY** (The Marina at the Bluffs Condominium Association, Inc.)

- (1) Tennis courts are for the exclusive use of Owners/Lessees of The Marina at The Bluffs Condominium Association, Inc., and their Guests only.
- (2) Courts are open from 8 a.m. to 10 p.m.
- (3) Tennis attire including regulation footwear is always required.
- (4) **There is a one-hour limit for play when all courts are occupied, and players are waiting.**
- (5) No food is allowed in fenced areas.
- (6) Children under 14 must be supervised by an adult while playing.
- (7) No pets are allowed within fenced area.
- (8) No item which may damage court surface (chairs, baby carriages, children's toys, or other heavy items, etc.) is permitted within the court area.

Courts are open 8:00 am to 10:00 pm



A few pickleball pictures!!



The following are the **times** the **Bocce Ball Court** is **reserved** for **play**.

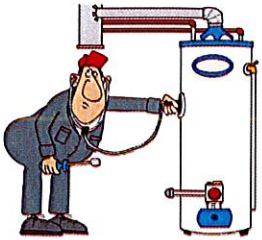
ALL OTHER TIMES THE COURT IS OPEN FOR PLAY FOR THE COMMUNITY. BRING YOUR OWN Bocce set.

The Bocce Ball Court Time Winter Schedule 2024

DAY	TIME	LEAGUE INFO
MONDAY	9:00 AM.	MIX
TUESDAY	1000 AM	LADIES
WEDNESDAY	9:30 AM	CONTRACTORS MEN
THURSDAY	9:30 AM	LADIES
FRIDAY	9:30 AM	BOCCE KINGS
SATURDAY	10:00 AM	BLUFFS BOCCE BABES

Water**Water****Water****Water****Water****Water**

Is a major problem here at the Bluffs . It causes many thousands of dollars worth of damage each year. This damage leads to increasing insurance costs to owners and the HOA, along with the headache of repair. Take action to prevent or limit the damage due to leaking water. Placing water leak dictators is a way to help yourself and sav



Dryer Vents

When was the last time you had your dryer vent cleaned?

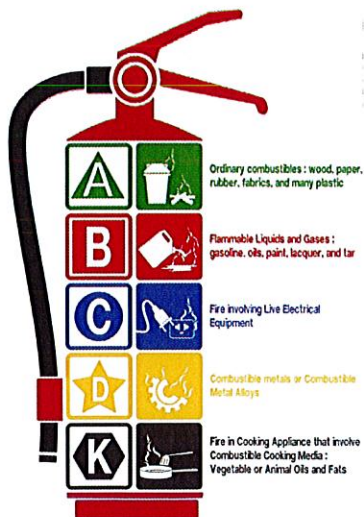
It is amazing how much lint can be removed from the dryer clean out tube. This lint build up is a fire hazard, not only for you, but the entire building. You can buy attachments to clean out the lint yourself or get a professional to do this at a relatively low price. This should be done every annually.

Put this on your **to-do list**.



Fire Extinguishers

Do you have a fire extinguisher in your condo? What kind do you have? Do you know where it is? Do you know how to use it? Is it charged? The universal ones are **A, B, C**.



Some tidbits from the Building Reps:

I wanted to share some thoughts that have come from our recent Building Representative meeting.

Mary Lou Testa is the Building Representative Coordinator. Our Building Representatives play a critically important role in our community, and we can't thank them enough. For those buildings without a Rep, please consider volunteering to help your fellow residents.

1. There are some community members, with great expertise who have stepped forward and assisted President Lew Panzo and the Board:
 - Patti Schreiber: retired engineer with extensive marina construction knowledge.
 - Dominick Vitulli: having an elevator business, he offered his expertise to President Lew Panzo and his knowledge has assisted in getting this massive project moving forward.
 - Scott Fiessinger: computer knowledge has given the Board and office the necessary tools to get us into the 21st century with internal reporting.
 - Philip McIntosh: has been working with the Association on zoom technology for Board meetings and office for ownership.
 - Steve Amante: having been personally involved with Landscaping for years he advises the Board as part of the Landscaping committee.
2. Many issues are brought to these meetings. Knowledge of the Condominium laws in Tallahassee and our own community laws is paramount in determining the constitutionality and ability for these issues to come to fruition.
3. A Flow Chart would achieve organizational structure for the office, maintenance staff, work orders, Committees, etc., would allow for efficiency, accountability, and transparency.
4. Faye Smith suggested that when people want to speak at an open Board meeting that they sign in and are limited to 3 minutes. This would keep each speaker focused on the topic. Many agreed that was a good idea. Pres. Panzo liked the idea.
5. There is \$5,000 grant available for Community organizations. This is something we should investigate as it is free money available every 3 years. We were fortunate to receive this money 3 years back and it was used for some lighting issues. It is not guaranteed but we will continue to write for the grant and hopefully be considered in the future.
6. The Board will be responsible for selection of different types of committees, with input of the building reps. Please share your ideas with your Rep.
7. The office will send out **emails** to the community with the established committees and ask for volunteered expertise in each of the areas. Will be looking for between 3-5 per committee.
8. The community will be kept aware of all community activities through weekly email updates from the Board office and Property Manager.

Reminders:

Absentee owners who leave a vehicle on property, please make sure your caretaker has access to a key in case the vehicle needs to be moved for maintenance.

All **vehicle covers** must be strapped from underneath. License plates must be visible and vehicle decal number must be written on the cover at the rear windshield. Vehicle covers must be white, off white, tan or light gray.

Please **be respectful of your neighbors** do not park your vehicle in someone else's reserved parking space.

Remember water is the biggest damage maker in condominium living. Please be diligent in checking all water connections in your unit and look at your sprinkler heads weekly.

The **stairwells** are not personal storage areas. Anything found in the stairwells will be discarded!!!

No furniture in the dumpsters!! No Chemicals or flammables. No construction debris allowed in the dumpsters!! Owners, you are responsible for your contractors.

All Property Improvement Projects require paperwork to be submitted for approval by the Property Manager and Board of Directors before any work can begin. Property Improvement Forms can be found on the Association website under the Forms tab. www.marinabluffs.com or at the Association Office.