

Marina At the Bluffs

HAPPY NEW YEAR NEIGHBORS

Message from the President

Happy Holidays

As we approach the holiday season and wind down another year, the board has been busy with putting the final touches on projects that were mandatory by new Florida Statutes.

Elevators, Structural inspections and repairs, and the SIRS report.

A survey was mailed regarding the SIRS report to reserve funding. If you haven't responded yet, please do so as soon as possible.

Make your appointments to convert to fiber optics with Xfinity as soon as possible.

Xfinity will start removing all the old coaxial cable from buildings as soon as the ENTIRE building is finished.

Comcast Xfinity appointment phone #844-330-7193

We will begin painting buildings and catwalks this upcoming year and our property manager will schedule that in conjunction with the painting contractor.

The board wishes all a Happy, Healthy, upcoming holiday season.

THE Association

We would like to take a moment of your time to clear up some misinformation and speculation that is being conveyed to the association office. We would also like to remind everyone that gossip is like the childhood game of telephone, it may be wrong, incomplete or totally different than when first repeated.

Accounting

Reserve Funding:

Straight Line Funding vs 30-year Cash Flow Funding:

Straight line equals money allocation for specific line items only and cannot be used or combined in other areas of reserves.

30-year cash flow funding allocation equals combining reserve funds collected to use for any line item within the reserve category.

As the 30-year cash flow method would be a benefit and give more authorization to a board of directors, the State requires a vote of approval from the ownership.

A survey was sent out to all owners to see if there is enough interest to hold a vote of the membership. All surveys must be in the office by January 15, 2025.

Any questions email: Barbara@marinabluffs.com or call 561-627-6497

We really encourage everyone to get the statements for their quarterly maintenance dues via email, this will be a big savings on postage, paper, and envelopes. For those who don't wish to sign up for email you will still get your statements mailed by USPS.. Owners can also sign up for the HARBOR MANAGEMENT website: harborfla.cincwebaxis.com... to pay your maintenance dues or assessments online, it's fast, convenient and secure.

Vehicle Transport:

As we welcome home our seasonal owners who are already here or are on the way, we remind that **vehicle haulers are not allowed on property**. Vehicles must offload on Marcinski. It is the owner's responsibility to make sure the company they hire for transport is aware of the rules and follows them. Thank you for your cooperation.

Comcast Xfinity Fiber-Optic Conversion:

For returning owners who still need to make their appointment to have stage 2, fiber optic connection complete.

a reminder of the Comcast Fiber – Optic appointment phone line is 844-330-7193.

Bluffs Marina Updates:

Damages Pool 1550:

The association's lawsuit against the Bluffs Marina and Murry Logan Construction for damages sustained at pool 1550 is under discovery from the courts. The association has submitted all required documents requested and our attorneys are issuing a request of settlement. We will keep you updated when any additional information becomes available.

Seawall Replacement Project:

The plan submitted by the Bluffs Marina to continue the Seawall Replacement behind buildings 2301, 2401, 2501 & 2601 was reviewed by our engineering firm Epic Forensic Engineering. They noted areas of concern to the plan and issued their report and findings. The report was turned over to the MAB Bluffs Marina Special Committee for their review. They submitted additional areas of concern. Epic added the additions to their report and that report was submitted to the Bluffs Marina for review. We will keep you updated as additional information becomes available.

Three committee meetings were held

Social Committee Meeting: Wednesday November 13th at 10:00 am pool 1550

Crystal Tropeano chairperson and Board member Armand Veltre Topic of discussion new and areas of social gatherings, game day, walking club, and more diverse evening gatherings, such as Open Mic Night, Wine and Cheese Tasting. Please keep an eye on the bulletin boards on the trash room door for event posting.

Landscaping Committee Meeting: Wednesday November 13th at 1:00 pm Pool 1550

Topics of discussion were the success of the rain sensor experiment spearheaded by Steve Amante. The Board has agreed to install rain sensors at all buildings. This will save the ownership considerably in water usage and on the associations water bill.

Finance Committee Meeting: Wednesday, November 20, at 9:00 am at pool 1550

John DeAngelis, chairperson, Michele Meyer, Dave Blackburn and Vivian Beck and Board member Patricia Meglino. Budgetary concerns including reserve collections were discussed. At this time the Committee will focus their efforts on interest earned for reserve funds and then will move to budget operations and contracts.

As with all Committee Meetings all owners are welcome

A few photos from our First Social Committee HAPPY HOUR at pool 2250




What's Coming 2025 Social Season?

We're excited to share some of the fun events planned for the year ahead. Mark your calendars and get ready to join in!

- Wine and Cheese Evening with Open Mic Night
- Trivia Evening Under the Stars
- Groove to Music Bingo Night..... Keep an eye out for more details on:
- Game Day starting in January.... Walking Club – January...Bird Watching Tour
- Line Dancing Classes.....And much more!

Stay Informed...check.... Notices in the garbage rooms.... Posts in the Marina at the Bluffs Private Facebook Group-....Updates in newsletters...Event reminders mailed directly to you by the office

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
 BEGINNING October 28
 Monday nights @7:00pm
 POOL 2050
 Please bring \$10.00.
 Some fun and great
 conversation

BINGO				
1	27	33	40	75
8	19	45	56	61
3	18	05	49	69
15	26	41	53	66
2	21	37	46	65

Thank you to Lois
 Glazer for stepping up to
 keep this fun activity going.

We welcome our members using the tables in the pool areas to play games.
Mahjong players please use a covering, so the finish is not damaged by the tiles.

COMMON AREAS — Tennis /Pickle Ball Court
Please be aware the residents in the MAB pay for the upkeep of our Tennis/Pickle Ball Courts which are for our MAB community Members and MAB community guests only.

Rule 40 in our by-laws:

- (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

BOCCE BALL COURT



At the present time THE COURT IS OPEN FOR PLAY FOR THE COMMUNITY. BRING YOUR OWN Bocce set. We look forward to the schedule for play from the Committee.

ANNOUNCING COMMUNITY CPR CLASS

A community CPR class will be held February 13th, at Pool 2250 and at 2 different times, depending on the number of people interested in participating. Each time slot will be limited to 30 participants.

The first class will be 8:30-10 am, the second class will be 10:30-12.

You must sign up to participate before the end of January by email sent to Mary Lou Testa at mltestabluffs@gmail.com.

Models of adult, infant and child will be available for you to practice on. Bring a pillow, mat or soft object to kneel on. You may participate even if you can't kneel by observing the class or using a chair. You do not get certified in CPR by attending this class. This is intended for everyday events in our lives to be prepared in emergency situations.

Sign up and you will be notified of your time once the total number of participants is established.

SPEAKERS FOR the 2025 season

Tuesday, January 21, 2025, 11:00 am

POOL 1550

HOMESTEADING IN PALM BEACH COUNTY

Tan Maddox, Manager, North Palm Beach County Property Assessor Office

Thursday, January 30, 2025, 1:00 pm

POOL 1550

Sheila Griffin Clinical Coordinator

MINDFUL COMMUNICATION

Thursday, February 13, 2025, 8:30-10:00 am, 10:30-12:00 pm

Pool 2250

Dottie Diedrick, Palm Beach Fire and Rescue

CPR, Adult, Child, Infant Choking, AED

(MUST SIGN UP)

Tuesday, February 18, 2025, 1:00 pm

Pool 1550

PREVENTING DEMENTIA

Jill Schutes, Gerontological Clinical Coordinator

Thursday, March 13, 2025, 11:00 am

Pool 1550

FIRE SAFETY

Rick Orsini, Retired New York Firefighter

Thursday, March 20, 2025, 11:00 am

Pool 1550

Neal

DIAGNOSING AND TREATING SLEEP DISORDERS

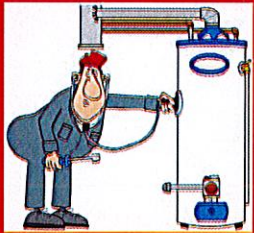
IGUANA HUNTER

Iguana hunter is on property and will be routinely walking around the buildings and common areas. He will be carrying an air rifle.

UNDER no circumstances approach the Iguana Hunter. This is for your safety and his. Owners, please make sure your tenants or guests are notified. If you have any questions, please contact the association office at 561- 627-6497

REMINDERS

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 save you and the HOA money.



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.



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, on the catwalks, or in the stairwells. 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. This also attracts rats, racoons and opossums.

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 at all times.

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. Recyclables Tuesday 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. BREAKDOWN cardboard and place next to the recycling bins, and maintenance will handle.

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

Some tidbits from the Building Reps:

Michele Meyer 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 with retiring Representatives, please consider volunteering to help your fellow residents.

Thank you to Brian Dolan, Bldg.9, for stepping up and volunteering to be the Building Rep.

If anyone sees the "honeypots" (marina boats sewage), the foam is being emptied into the Marina or in the canal leading into/and out of the Marina. Try and take photos and get name of the boat or yacht and report to the Dockmaster Office. 561-408-3993 or Town Of Jupiter.

Janet Richards had a great suggestion for saving water. Get a 5-gallon jug, fill it with the cold water that runs to get hot water. You can use it for drinking water.

FYI, Town of Jupiter is raising water rates 7% for 2025.

*****Anyone who has not signed up for the Marina at the Bluffs emails can do so on the website. www.marinabluffs.com on the bottom right corner of the home page enter your name building, unit and email address. *****