

January 16, 2009

Hibiscus Bay Painting Update

The HOA had contracted to have all buildings pressure washed, stucco repaired and re-painted in October 2008. This process was recently completed. The re-painting of the buildings is part of the HOA's scheduled maintenance obligations for which funds to cover the cost are reserved from our monthly assessments. The re-painting is normally scheduled to be completed every seven to eight years on average, but was required early because of the water intrusion that occurred in many units during Tropical Storm Fay.

The necessary stucco repair of the buildings was completed prior to painting. You may not be aware that, under Hibiscus Bay governing documents, the unit owners are responsible to maintain the outside caulking around the windows and sliders of their units. During Tropical Storm Fay, in addition to the water intrusion that came through the stucco, many units experienced water intrusion around their windows and sliders. The HOA is not responsible for such water intrusion, and therefore it is the responsibility of the unit owners to protect against such intrusion by insuring that their windows and sliders are adequately caulked and maintained.

It was recommended by the association's attorney that unit owners carry an HO6 policy (commonly known as Condo Insurance) in accordance with Florida Legislative changes in July 2008. This should help cover any losses incurred in instances such as Tropical Storm Fay or any other natural disasters that may occur. The attorney also advised the Board that, according to the governing documents of Hibiscus Bay, homeowners are responsible for any damages incurred from the "unfinished block inward." Further, maintenance by homeowners is not limited to the interior; it also extends to the exterior. If a "crack" is discovered, the homeowner is responsible to caulk and paint it. Touch-up paint will be available when needed.

If you have any questions about the responsibility of the association and the homeowners in casualty situations, this information can be found in the governing documents of the community.

Respectfully,
Hibiscus Bay Board of Directors