

# Palma 5 Today

## Board Updates

- Board meeting – March 5 at 2 PM Rec Room & Zoom
  - Assessment approval
  - Annual Meeting – March 7 at 1 PM Rec Room & Zoom
- Gould gave an explanation and overview of the state's mandatory funding of reserves since the Surfside condominium collapse in Miami in 2021, his suggestions for our association's approach to funding, and took questions from owners.
- Preuett reported that a flood emanating from an unknown source necessitated water in the tower being temporarily shut off in the predawn hours on February 11.

## 2023-2024 Board Initiatives in the works

**Roof Repairs** – Preuett reported emergency work to temporarily repair the leaks on the tower roof began on February 15 and a leak had expanded from Stacks 03 and 04 to include 02.

**Building Repairs to Villas** – Wilson-Kehoe-Miller is waiting for permits from the city before work can begin. The project is scheduled to begin during the first week of June 2024.

**Fire Jockey Pump Replacement** – Fisher reported the pump has arrived and is scheduled to be installed on February 19. The work will not require the water to be shut off in the tower.

**Fire Sprinkler Repairs** – Preuett reported the ¾" -inch replacement sprinkler heads are still on back order. An inspection of the tower by the Fire Department discovered four annunciators in the tower corridors are not functioning properly. Preuett said they will be replaced.

**Association Budget The latest updates** – Jack Keefe reported that the budget for the 2023-24 fiscal year has been prepared and mailed to owners reflecting a 15.8% increase in operating expenses due primarily to an expected 51% hike in property and liability insurance and a 20% hike in flood insurance. The budget will be voted on at the annual meeting on March 7, 2024.

## Board Members

Tommy Preuett, President  
[Tommylp669@yahoo.com](mailto:Tommylp669@yahoo.com)

Ann Adams, Vice-President  
[Annadams1211@aol.com](mailto:Annadams1211@aol.com)

Scott Scoggins, Secretary  
[chazscoggins@comcast.net](mailto:chazscoggins@comcast.net)

Jack Keefe, Treasurer  
[Jakeefe1960@aol.com](mailto:Jakeefe1960@aol.com)

Jim Miller  
[millerjl@ptd.net](mailto:millerjl@ptd.net)

## Support Staff

Scott Fisher,  
 Property Manager  
[Sfisher@resourcepropertymgmt.com](mailto:Sfisher@resourcepropertymgmt.com)

Bella Primus,  
 Administrative Assistant  
[bprimus@resourcepropertymgmt.com](mailto:bprimus@resourcepropertymgmt.com)

**Security 272-262-3461**

## Resource Property Management Office

5901 Sun Boulevard Suite 200  
 St. Petersburg, FL 33715  
 Located in the Isla Del Sol  
 Shoppers Village



Whether you are a snowbird heading north to avoid Florida's brutal summer heat or a family getting ready to travel for the summer, there are ways you will want to safeguard your residence before taking off. Florida's near-tropical summer climate makes humidity control, flood protection and mold and mildew prevention three areas of concern for every absentee homeowner – whether you are gone for the season or just a month or two. If you are a part-time Floridian or a hardcore summer traveler, here are some important home closing procedures to help you protect your property.

### **Monitor Your Electricity for Unusual Variances**

Monitor your usage while you are away and check for any unusual changes in energy usage. For example, a variance in your electric bill could indicate an appliance or A/C malfunction.

### **Humidity**

Summer in Florida means oppressive heat and very high levels of humidity. Nearly everything in your Florida home is vulnerable to the effects of high humidity, which causes rusting appliances; mold and mildew growth; corrosion to electronic equipment and computers; deterioration to wood, cotton and leather; warping of woodwork; musty odors; insect infestation; and flaking paint and peeling wallpaper.

**Humidity Management:** Normal humidity levels are between 30 and 50 percent. You can control humidity levels in your home and inhibit the growth of mold and mildew by blocking outside moisture and minimizing indoor moisture by:

**Remote Monitoring:** To check the temperature and humidity levels in your Florida residence while you are away, consider installing a remote thermostat control. These nifty devices allow you to monitor your home's "vitals" via phone or computer and make temperature adjustments from afar. They also send out automatic alerts to your phone or email address if the inside temperature gets too high or too low, based on your set points.

### **Flooding & Leaks**

In addition to keeping humidity out of your Florida home, you'll want to prevent unwanted water from seeping in. That moist, salty sea air wreaks havoc on appliances and electronics. Remember that hurricane season hits in the summer and fall, bringing torrential rain and high winds, along with the risk of leaks and flooding.

**Remote Monitoring** A strategically placed water sensor hooked up to a remote monitoring system will alert you by phone or email if there is a water leak in your home. Water sensors can be situated anywhere prone to flooding and leaks – under your sink, by a toilet, by doors and windows, or under appliances like the washing machine and dishwasher. Another flood-risk location is the condensate pan in your A/C unit which can clog and overflow. A simple float switch connected to your remote monitoring system can be used to monitor this.

### **Mold and Mildew**

Florida's warm, humid weather creates the perfect environment for mold, mildew and bacteria to grow. Since pests and organisms attack organic materials, it is important to do a thorough job cleaning, vacuuming and disinfecting your home before you vacate.

### **A/C settings and mold prevention**

- Change your A/C filter. If it is washable, then wash it. An accumulation of dirt plus the summer heat and humidity can lead to mildew and mold growth, which can spread through the house.
- For programmable or smart thermostats: Set your A/C to run at 72 degrees for just two hours each morning before sunrise and at 88 degrees for the remainder of the time.
- For non-programmable thermostats: Set your A/C to run at 80 degrees while you are away. If you live in a condo or apartment, set your A/C at 77 degrees.
- Set the controls of your humidistats and/or dehumidifiers to 58 percent RH to maintain acceptable humidity, since some humidistat sensors are inaccurate by as many as 10 percentage points.
- For maximum energy savings: Use portable dehumidifiers instead of air conditioning. Set dehumidifiers at 58 percent by sinks and showers, and use one for every 1,000 square feet. Be sure to place the dehumidifiers so the water runs into the shower or tub drain.
- Open your closet and cabinet doors, just to keep fresh air moving in and out of those areas.

## **Appliances**

- Cable or satellite boxes: Unplug or turn off to avoid paying for energy you aren't using.
- Water heater: Turn off the circuit breaker to the water heater.
- Small appliances and electronics: Unplug. For security reasons, you may want to place timers on indoor lamps. If you leave your broadband connected when away, you can use smart plugs to control table lamps.
- Dishwasher: Empty and leave the door open.
- Washing machine: Leave the lid open.
- Make sure garbage disposal is free of particles.
- Refrigerators:  
If you prefer to keep your refrigerator on, set it at its warmest setting.  
If you prefer to keep your refrigerator off, make sure to clean the interior with a solution of 1 tbsp. of baking soda in 1 quart of water, dry thoroughly and leave doors open. Turn off the circuit breaker to the refrigerator. Remove all food from the freezer and refrigerator, and leave the door(s) propped open.
- If you have an automatic ice maker, switch it to the "off" position.
- Remove all perishable items from refrigerator.

## **Safety and Security**

- Make sure all smoke alarms are working and have fresh batteries.
- Make sure your stove is off.
- Turn off the main water valve unless you have an automatic fire-sprinkler system. If you do, turn off the water valves to your washing machine, kitchen and bathroom sinks, dishwasher and toilets.
- Ask someone to check on your property every few weeks for problems that could pop up, such as plumbing leaks or storm damage. Make sure that your property manager has your emergency contact information or can reach you (or a designated individual) while you are away, in the event of an emergency. If you have monthly pest control year-round, check to see if they do cursory extra visits for a small extra fee.
- Make sure any food that could rot or draw bugs are thrown away.
- Make sure you have a current key for you condo on file with our property maintenance staff.

- Remove ALL furniture from the balconies/patios and store inside. Bring in anything located outdoors that may blow around outdoors in a heavy windstorm.
- If you are leaving a car on the premises, leave a car key in the maintenance office for emergency moving.
- Make sure all doors and windows are locked.
- Close your drapes and blinds. This will help keep strangers from peeping in to see what you own and check for signs you may be away.
- Stop newspaper/mail deliveries. Stacks of paper outside or a full mailbox may attract unwanted attention. Have mail forwarded. Make sure Resource Management has your address.

Following these steps should help ensure that your Florida residence will be clean and beautiful when you return home!

**Friendly Reminder**  
**For emergencies after hours, please call**  
**resource management. Your call will be answered,**  
**727 864 0004**

# March

# 2024

Palma 5

## Pool Party

Saturday March 16 at 4:00PM

Everyone please come to share and enjoy a get together with friends and neighbors. Get to know new owners and renters. Celebrate the good times we had here at Palma 5. Say good bye to those leaving for the season.

Bring your own beverage & a dish to share.  
(No Glass containers)



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1 Water Aerobics 9:00 Stretch & Tone 9:00 Coffee & Donuts 8AM	2
3	4 Water Aerobics 9:00 Stretch & Tone 9:00	5 Water Aerobics 9:00 IT Workshop 1PM Assessment Board Meeting 2PM	6 Water Aerobics 9:00 Stretch & Tone 9:00	7 Water Aerobics 9:00 Annual Meeting 1 PM Bingo 7:00	8 Water Aerobics 9:00 Stretch & Tone 9:00	9
10	11 Water Aerobics 9:00 Stretch & Tone 9:00	12 Water Aerobics 9:00	13 Water Aerobics 9:00 Stretch & Tone 9:00	14 Water Aerobics 9:00 Texas Holdem 630/7:00	15 Water Aerobics 9:00 Stretch & Tone 9:00	16 Pool Party 4:00
17	18 Water Aerobics 9:00 Stretch & Tone 9:00	19 Water Aerobics 9:00 IT workshop 1:00PM	20 Water Aerobics 9:00 Stretch & Tone 9:00	21 Water Aerobics 9:00	22 Water Aerobics 9:0 Stretch & Tone 9:00	23
24	25 Water Aerobics 9:00 Stretch & Tone 9:00	26 Water Aerobics 9:00	27 Water Aerobics 9:00 Stretch & Tone 9:00	28 Water Aerobics 9:00	29 Water Aerobics 9:00 Stretch & Tone 9:00	30