



TROPICAL COURT NEWS

December 2018

We are currently on budget year- to- date. Your Board has passed the budget for 2019 at our November meeting. There are some increases mainly due to legal fees, insurance costs, perimeter pest control and laundry reserves. There will be no change, however, in your quarterly assessments in 2019.



Your Board passed five important changes to our Declaration and By-Laws. They haven't been updated in 26 years.

- ❖ 1. The dates for our future Annual Meetings will be set by the Board of Directors. Currently the meetings can take place only March 20th of each year.
- ❖ 2. Dogs and cats (only) will be allowed by owners. Currently no pets are allowed. Tenants are not allowed to keep and maintain pets."
- ❖ 3. Voting rights shall be limited only to owners. Renters shall not be given this right regardless of their length of stay.
- ❖ 4. Sub-leasing of units is not allowed.
- ❖ 5. Committees shall have one Board member on them. Currently two Board members are required.

You will be asked to vote on these changes at our Annual Meeting on March 20th in person or by proxy, we hope you will vote for these important changes.



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Monthly perimeter pest control has now begun. The outside perimeter of Tropical Court will be monitored for insects and rodents.

Areca palms have been planted next to Unit #22. This will enhance the view at the rear of building four.



REMINDER: Those of you that have not given or sent you keys to Sunstate Management must do so ASAP. We need access to your units in case of emergency.

Regards,

Your Board of Directors

Marshall

