



2366 East Mall Drive  
Ft. Myers, Florida 33901

July 25, 2014

To all Unit Owners:

We would like to bring everyone up-to-date on important events, which will be taking place soon and remind you of some of our existing rules and regulations that are continuing to be enforced.

We sent out an email in regard to the ongoing vandalism in the elevators on the Plexiglas and the fans. Cameras have been installed inside the elevators. It is a shame because the same names of the Board of Directors are scratched out on the Plexiglas. This has happened in the North and South elevators. The same has happened in the laundry rooms where the signs are posted. Having pencils stuck in the fans has caused them to be non-operational. This is a senseless repair, not to mention very costly to replace. This is our third fan. Two board members had vandalism, one had superglue in his locks the other had oil thrown on his door. It is a disgrace and disheartening that a resident or residents of the Towers will do this without a thought as to the cost to a board member or all members. It is an act of immaturity and narcissism by defacing our property and others not to mention that it is a crime. The Association and Board members will prosecute offenders. Most times this reflects the same individuals that don't like the deed restricted community's governing documents that one agrees to abide by. These people feel the rules are made for everyone else to follow not for them. They don't understand the Board has a fiduciary duty to enforce the rules and regulations. It makes our community, our home, look bad. Maybe they are suited more to live in a less quality building or house where they can do as they please.

Compliance issues have been very important this past year for the numerous Units that have sold and leased. We currently have a 22% vacancy from the choice of owners and we know that several Units need to be rehabilitated. It is of vital importance to have written Board of Directors approval prior to the initiation of any type of remodeling or any extensive construction. This applies to any "Unit Owner" who is planning on remodeling including tile work on walls, floors, any plumbing or electrical updating. Board approval for all vendors, contractors and tradesmen is required. Compliance to the governing documents is imperative. There is a zero tolerance for non-compliance of any of the rules, regulations and governing documents. The Board of Directors has pursued legal complaints filed in our court system in Lee County presently against "Unit Owners" through our Association Attorney as it relates to compliance to our governing documents and rules and regulations, specifically leasing and renewals of leases, registering of vehicles of owners and guests, proper compliance for background checks for guests, and adhering to the governing documents and rules and regulations for renovations of a unit. Guest applications like all our forms are available on the Towers' website under Condo Information.

Please contact the Board for an outline of the requirements before any renovations of any kind may begin to the unit you own. We can provide sections of the governing documents specifically of the recorded Rules and Regulations and sections of the recorded By Laws of the Towers Condominium in regard to this requirement. The Towers Condominium Association members has endured the cost of the following: cleaning up after workers, repainting areas because of neglect scratching common walkways, stairwells and walls, removal of construction material left by dumpster doors, replacement of molded drywall because of leaks from improper plumbing work being performed or by woodwork or cabinets installed and screw piercing pipes, installing of their own hot water tank and leaks developed months later into units below, the clearing of clogged garbage chutes because of illegal dumping of carpeting, padding and construction material, replacement of common telephone and cable lines which had to be investigated where walls were cut open and common utility lines were severed. Those lines had to be replaced from the first floor to the third with the replacement of drywall in those units, in another area from the fifth floor to the first, replacement of stairwell railings, replacement of numerous broken light fixtures because of careless movers, removal of electrical wiring not in conduit, as required by code that could result in a fire, the cleanup of sewage back up in first floor of two units because of blockage of harden grout and cement from tile installers washing their tools in the drains in the unit, and working not within the approved construction times causes disturbances to surrounding residents.

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In all occurrences mentioned above, these repairs cost you tens of thousands of dollars, the members of this Association, all because those selective unit owners chose to ignore this necessary compliance. This money came out of the maintenance budget which was not in the proposed budget for 2014. All the uninsured **"so called tradesmen"** live at the Towers and got paid but had no regard for this deed restricted community, which requires **insurance**. These unit owners have not adhered to the governing documents and supplied the requirements as outlined, such as a submission of work to be approved by the Board for all renovations. When a scope of work is submitted a discussion takes place with the owner about what is required by our documents. Additionally the Board has to verify that liability insurance is in effect for the unit owner if that owner is doing his own work with limitations as outlined in our governing documents, the tradesman or contractor to have insurance in effect and hold the unit owner, tradesmen or contractor to be **financially responsible** for any mishaps that occur instead of the members of the Association having to pay. An orientation then is between the tradesmen and contractor with the Board for knowledge of our requirements. This is why we have an ARB form to be completed. Once all is supplied and verified the owner receives approval from the Board of Directors. Finally inspections occur at each phase of work by a Board member up to the completion of the renovation project. Any owner using noninsured tradesmen or contractors will be dealt with as outlined in our governing documents and held financially responsible through arbitration or the fining committee. When renovations have begun the Board of Directors has established 'Construction Times'. The schedule for remodeling is: Monday through Friday 8:00 a.m. to 6:00 p.m., Saturday 9:00 a.m. to 4:00 p.m., and no work on Sunday. **This will be strictly enforced.** The Board of Directors accepted and permits any **"contracted services"** by the Association for the benefit of all **"Association Members"** to perform their service, when able including, Saturday or Sundays for a reduction in their fees charged to the Association

Our letter of October 14, 2013 from the Towers Condominium Association Board of Directors to the owners approved the new sound underlayment requirement for floating floors with the new sound membrane underlayment for tile floors, and the new specifications for replacement of windows and doors. The approved items are recorded with our official governing documents. This information, like all our forms, is available on the Towers website under Condo Information.

We would like to mention that the Towers website has been updated with a slide show on the home page and new pictures of the grounds. The clubhouse pictures are there as well. More pictures of approved renovated units have been added under Photo Gallery. Take the time to review the website with all the new changes.

We currently have placed six units in collections and started the placement of liens on those units. Two units are in foreclosure procedures through Alliant Property Management and our Board Attorney. Six nonpaying units are a tremendous amount of uncollected money. Non-collected monthly fees directly affect the overall operations of this complex. Many items have been addressed to help continue to maintain the property for which we all have become accustomed. The two units in foreclosure date back to 2007 and 2009. The six units in collections are mostly ninety nine percent owner occupied and continue to use all the amnesties.

We have had fourteen new rentals and twelve new sales since January of 2014. List prices of Units are as high as \$78,500.00 and most recently sales have been \$74,900.00 for a two bedroom, two bath unit, and \$49,000 for a one bedroom, one bath unit. The efficiency unit sale was \$29,000.00. With that said, traffic is immense causing damage to walkways, stairwells, railings, light fixtures and exit lights replaced from moving in and out or because of renovations as mentioned previously. All have applications and orientations with background checks performed and all new perspective residents and owners receive our Welcome Booklet.

We have added floor numbers and daytime lighting in all four corners of the walkways on each floor. The emergency lighting in the stairwell had to be replaced, some because of vandals, and is a requirement of our last Fire Marshall inspection. We planted new trees in the courtyard and two trees in front of the clubhouse. We planted flowering plants in numerous areas around the property and placed six hundred and twenty five bags of red mulch throughout the property. We have updated copper riser pipes in three areas that had pinhole leaks along with replacement and repair of four underground shut off stack valves and underground piping. Our pool is being heated based on temperatures outside and not at all in the evening on cooler or on inclement weather days. We have installed and updated electrical conduit on our roof to make ready for the hurricane season.

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Recently, a large section of the roof was replaced on the west side. Continually, leaks have developed in this particular area into the unit below. A current roof inspection is on the Towers website for all to review. Any units that have been leaking from the roof that has been repaired or other areas from leaks must have the Association perform the repair, seal or replace the drywall ASAP because it is possible the mold on the drywall could spread and cost more to replace and not to mention being a health hazard. We have repaired thirty six units with drywall because of various leaks this year. We replaced the rusted out metal plate on the walkway by the entrance to the clubhouse from the parking lot. We purchased two new washers for the third floor replacing older machines and finally after numerous complaints received the manufacture was able to have the new machines operate to specifications.

We have security cameras operational since December of 2009 and having them aided in crime reduction and prevention. We currently now have forty five security cameras in operation. The cameras were able to capture and help determine who did the following damages or infractions: truck hitting the park bench up front multiple times, truck hitting the carports, movers doing damage to light globes and light fixtures, person urinating by the nineteen stack in the stairwell, attempted break-ins of autos, attempted break-ins of mail boxes, dumping of furniture on street and in front of dumpster rooms, improper dumping in the garbage chutes, disposal of tile grout in our shrubs, motorcycles on the property, trailers on the property, dogs on the property, illegal towing of automobiles on property on the east side of building, legally towing of automobiles, autos driving the wrong way, **(Autos driving the wrong way will be subject to \$100.00 fine. Eleven Owners/residents were sent violation letters in regards to this infraction.)**, illegal parking of vehicles, illegal dumping in the parking lot, running over the curbing and crushing plants, illegal activity in pool, and residents moving in or out. In the majority of these cases the Association held those individuals financially responsible for the damages to our property. Infractions and violations were reported to the owners and residents. We have reported to Lee County Sherriff's office and Fort Myers Police more than normal auto and foot traffic in and out of the parking lot. The facial and license plate cameras are operational. The data from the cameras will be provided to the policing agencies when needed. We still need your assistance. We ask everyone to report immediately unusual or suspicious activities to the Police. The digital capture by the cameras is recorded and will be available to Police personnel only. Residents can view the surveillance of the cameras through the Towers' website. The surveillance tab has new requirements for residents and owners to sign in and require passwords from the Board to view our camera system. The passwords do rotate. You may contact Terry Ondak and these will be provided to you.

The Board of Directors has performed an audit on all leased Units. We thank all investors for their compliance. Our governing documents dictate that all leased Units must provide an application and use a Uniform lease. All fees related now apply. We will no longer waive the application fee. These forms are available on the Towers' website as mentioned previously under Condo Information. We can deny future rentals of a Unit Owner because of non-payment of maintenance fees. Remember, it is a privilege to lease a Unit and is not an Owner's right. An investor must be current with maintenance and assessment fees at all times or their privilege will be denied and their tenant's rent payment will be collected by the Association's attorney for payment of the monthly fee. Attorney fees will apply. Notice will be sent to the investor for the Unit Owner to comply.

Our insurance policy's quote for the year 2014-2015 was \$78,000.00 a year compared to what we are paying, \$63,000.00 premium this year. This is an increase of \$15,000.00. After meeting with our agent we were able to achieve the cost of \$60,000.00. Have you ever heard of an insurance premium going down in price? This is largely because of working with Amber Kronenberger at Alliant and Private Client Insurance with the Board of Directors to provide presentations of maintenance work performed to bring to the complex overall, comparable to a twenty year old building. This was a major achievement and accomplishment.

The Towers Condominium is advertised as pristine property and it lives up to its name as a "Luxury Condominium" proudly displayed on the entrance sign. The Towers is professionally managed. The Board's established maintenance programs allow the property to be maintained in the customary manner, which we all expect and can continue to enjoy. Besides our instilled procedures, all residents have a background check, orientation with a Board member prior to moving in for all new leasing or purchasers of a Unit and are provided with our Welcome Booklet.

This year we will continue with our goals to complete our 2014 New Year's resolutions with the assessment already approved for the new roof on the clubhouse, and twenty-seven panels needing replacement on the carport roof. Arma-flex cable will be installed on all unit owners' air conditioning lines that are exposed on the roof to protect them from inclement weather and sun.

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We have new tile placement in front of all the elevators, and non-slip application material will be applied to those areas. The ongoing painting of walkways through our painter continues as needed. Curb appeal is a must for our community. It is The Board of Directors fiduciary duty to inform owners of infractions or violations and to maintain the property in a pristine condition by doing repairs, updates as needed and required which will increase overall property values and rental rates.

Additionally the Board of Directors ruled for quarterly inspections of all Units for Smoke Detectors, Water Leaks, Hot Water Tank Replacement and Fire Alarm devices as required by Fyr Fyter and monthly on all empty units. Our purpose for checking all Units for water leaks, such as running toilets, leaking faucets, showerheads and proposed hot water tank replacement is to help in controlling unnecessary wasteful costs to the Association Membership for water and sewer usage, drywall repair, safety of all and the displacement of residents. Three times this year we have spent, a total of \$21,000.00 over budget for the drywall repair and mold mediation just because we did not have access to unoccupied units. These units had leaked from above and moldy drywall was throughout the unit. We will continue our inspections as necessarily mandated. We urge all Owners to inspect their units often and help to inform their tenants with how to conserve water and to report immediately any water leaks to Mark Alonso, 239-265-7233 so we may aid in the repair.

In our last Board of Directors meeting our Treasurer, Al Natella resigned from his position after serving this Association since 2007. We thank him for his expertise and professionalism. Frank Mungiovi was appointed to Treasurer and has served as Director for many years. His experience dates back before 2007, helping with the financials of the Association. Donna Reilly is now appointed to his position as Director. We welcome her in her position to serve for the Towers Condominium Association members as a Director.

To protect the aesthetic and financial value as well as the overall safety of your home and community, please accept this as an informative friendly letter. The Association has the responsibility of enforcing the rules spelled out in the governing documents. Your neighbors have a right to expect that we will enforce the rules for them. We appreciate that not everyone may find the rules of interest or importance; nonetheless we must ask everyone to comply.

Please be aware of the fact that any questions from Owners or guests relative to the operation, or management of the Towers Condominium Association should be directed to our CAM, Frank Coffey from Alliant Property Management, LLC at 239-454-1101. Any questions for rental inquiries should be directed to Terry Ondak and if you have any billing questions please direct them to Colin Jenkins.

The Towers Condominium Association's official website: [www.thetowerscondos.org](http://www.thetowerscondos.org)

Alliant Property Management, LLC's official website: [www.alliantproperty.com](http://www.alliantproperty.com)

In summary we want to thank you in advance for your adherence to any changes in the rules and regulations of the Towers Condominium Association, which are intended to provide all owners and residence who reside here the utmost in safety, protection and aid in the increase in property values. Your expected cooperation is very much appreciated.

Govern yourselves accordingly,

The Towers Association Board of Directors:

President:	<i>Terry Ondak</i>	<i>(239) 292-7153</i>
Vice-President:	<i>Les Stouder</i>	<i>(615) 485-8774</i>
Secretary:	<i>Karen Smith</i>	<i>(239) 292-3252</i>
Treasurer:	<i>Frank Mungiovi</i>	<i>(239) 243-9158</i>
Director:	<i>Donna Reilly</i>	<i>(239) 288-7925</i>
CAM:	<i>Frank Coffey</i>	<i>(239) 454-1101</i>

***\*\*Please report any suspicious activity of any kind or criminal acts you may witness to the Fort Myers Police Department immediately at 239-321-7700 or dial 911.\*\****

***\*\*Please note that this letter will be posted on the Towers' website and can be viewed in any language of choice.\*\****