

# Tarpon Beach Condominium

board@tbhoa.net

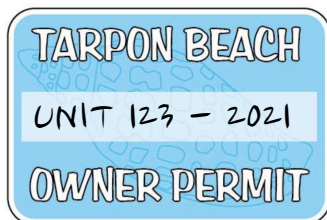
Owner Update

June 2021



## Insurance Update

Property/hurricane and flood insurance continues to cause budget challenges. Although we budgeted for about a 19% increase, the policy premiums actually went up 25%. Many carriers are no longer even offering coverage on barrier islands and other properties have seen even greater increases. We will continue to make property investments that make Tarpon Beach most attractive to underwriters.



## Parking Passes

We are moving to perpetual stickers for owners. You can continue to use your 2020 car passes for as long as necessary. New passes will be generic to save us time and money.

Hello!

## Welcome New Owners

Three Recent changes:

- 207: Carol & Jim Richmond (Essex, CT)
- 206: Lisa & Steve Nagel (Homer Glen, IL)
- 109: Tracy & Bill Rehder (Fair Haven, NJ)

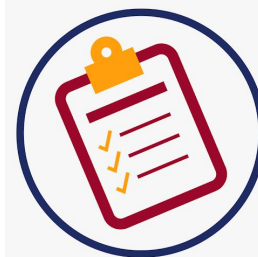
We all look forward to meeting you soon!



## Construction Update

We are still on track to start concrete, paint and roofing in mid-July. We will post updates to TownSq as specifics become available. Please direct questions about timing or unit access to [treasurer@tbhoa.net](mailto:treasurer@tbhoa.net).

**REMEMBER: Owners are responsible for keeping their rental managers informed.**



## Around the Property

Little things we've been doing to keep Tarpon Beach up to snuff.

- ✓ Repair irrigation system leak
- ✓ Repair bulbs and fixtures on pathway lights and driveway bollards
- ✓ Update termite treatment contract
- ✓ Rectify tropical storm water leaks in Units 301, 306 & 107
- ✓ Replace grill pedestal brackets
- ✓ Assess cost of installing sump pumps in elevator pits (too expensive)
- ✓ Successfully complete annual fire system inspection
- ✓ Replace pool equipment cabinet latch and lock
- ✓ Install turtle safe light bulb in swimming pool