

CB News

INSIDE THIS ISSUE:

Pg 1

Welcome New
Owners to CB

Pg 2

Wind Mitigation
Update

Pg 3

Hurricane
Preparedness

Pg 4

Summer Project
Updates

Pg 8

Important Reminders

Pg 9

Did you know?

Pg 10

Mark your calendars

Pg 11

Marco Island Events

The latest news, views, and announcements



Let us honor and recognize the American labor movement and the contributions of laborers to the development and achievements of the United States.

The Office will be closed on Monday September 4th 2023 in observance of Labor Day. We will resume normal

business hours 8am to 4pm on Tuesday September 5th 2022.

The operation of the association is governed by our current Board of Directors

- ★ Jeff Patterson – President
- ★ Peggy Frazier - Vice President
- ★ Pete Brown – Treasurer
- ★ Rick Burkhart – Secretary
- ★ Jack Hillegas – Director

The Board is responsible for overseeing the daily functions and financial responsibilities of the Association, and for maintaining compliance with the Condominium Documents.

Welcome New Owners to Crescent Beach

The Board of Directors would like to take this opportunity, on behalf of our entire ownership, to welcome you to Crescent Beach Condominium Association.

- ★ Unit 1402 Dawn Arnall

If you have not already done so, please register for a resident portal account on our website at www.cbmarcoisland.com. This portal contains useful and exclusive content for all owners. See Technology updates for more information.

**4th Quarterly
Assessment
is due on
Oct 1ST**

WIND MITIGATION UPDATE

While you may have received a wind mitigation report and submitted to the office, this does not necessarily mean that your unit complies with the wind mitigation requirements.

Owners should understand that upon passing of the wind mitigation vote, to attain a fully wind mitigated status all building openings that enclose habitable areas must be protected by a layer of hurricane rated components consisting of entry doors, windows, lanai sliders and storm shutters. Original windows and sliders that are protected by properly functioning, Association approved and hurricane rated storm shutters would be acceptable, unprotected original glass would not.

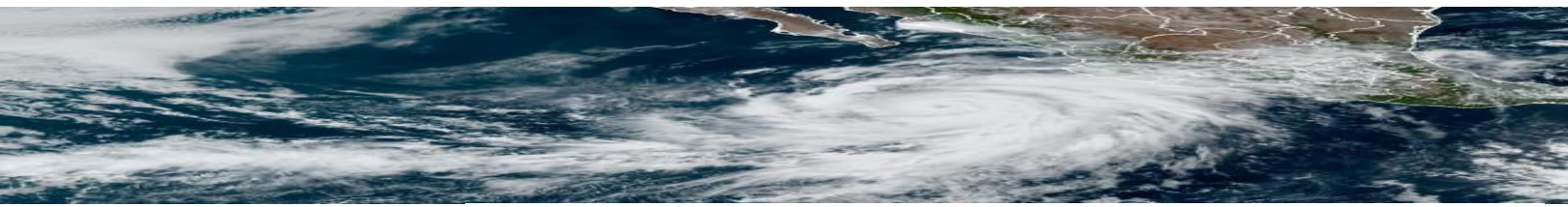
The Board voted on April 26, 2023 to submit a resolution to owners for a vote to implement a building wind mitigation program. The target completion date is September 30, 2025.

The implementation of this project would consist of the Association employing a certified engineer to determine which units are not mitigated and the work necessary to make them compliant.

On July 17, 2023 the written consent was emailed and mailed by USPS to all owners. If you have not turned in your written consent, you have until September 15th 2023 to return your ballots.

Download the Wind Mitigation Consent Form

HURRICANE PREPAREDNESS UPDATE



Hurricane Idalia Overview

Hurricane Idalia struck northern Florida on Wednesday August 30th, bringing damaging winds and torrential rain. It made landfall near Keaton Beach on Florida's Big Bend during the morning as a high-end category 3 hurricane, bringing sustained winds speeds near 125mph (200km/h) and a storm surge of 16ft along Florida's north-west coastline.

Crescent Beach is in good shape with no issues to report.

The most important principle of hurricane season is staying informed and staying prepared.

As a general rule of thumb, unit owners are responsible for taking care of their individual units and for making sure the condo association has updated contact information.

Before a Storm

- ✓ Prepare an evacuation plan. Identify location of shelters if needed
- ✓ Update your contact information. Unit owners and residents should make sure that the CB has their accurate phone numbers, addresses and email address.
- ✓ Have home owners' insurance. Take photographs of your property and valuables.
- ✓ Create a survival kit: minimum of fresh water, batteries, canned goods, proper identification, important documents (insurance cards, insurance policies, etc.), that may be necessary to get back on Marco Island, cash and medications.
- ✓ Volunteer to aid the condominium association. Help secure the property before and after a storm. Please click below to read the Storm Preparedness Plan.
- ✓ Clear lanai and bring any personal property inside your unit.
- ✓ Charge all electronics and consider having back up batteries.
- ✓ Prepare your vehicle. Fill with gas and check tire pressures.
- ✓ Set freezer and fridge to coldest setting in case of power outage.

[Click here to view CB Storm Preparation Checklist](#)

HURRICANE PREPAREDNESS UPDATE

AHEAD OF THE STORM

To preserve our common elements and structures, we removed or secured all pool deck furniture as well as other items that might be blown away or become during the storm.



DURING THE STORM

Hurricane Idalia rapidly strengthened in the Gulf of Mexico. Fortunately, the Hurricane headed northward and left Marco Island relatively unscathed. Due to the paint team's absence during that time, we lost three days of productivity.



BUILDING COMPONENTS

BUILDING PAINTING

Summary Week 1 through 13

On March 1, 2023 Crescent Beach (CB) contracted Gulfstream Painting and Contracting to perform our concrete repair and exterior painting of the building. On June 5, the crew started the job with a tentative completion date for Wednesday November 8, 2023.

Summary:

- ✓ The North side of the building is complete
- ✓ All lanais are complete with the exception of those needing concrete repair
- ✓ All walkways are completed with the exception of punch list items
- ✓ Exterior North & South Garages are completed
- ✓ North & South Courtyards are complete

Week 14

Sections of the east side of the building was primed. The paint crew is still working on several concrete repairs on the 01 & 00 stacks.



BUILDING COMPONENTS

CANOPIES



Both North & South Canopies were installed.



SUMMER PROJECT UPDATES

NORTH & SOUTH COURTYARDS

Now that fans have been installed in the courtyards, new furniture has been ordered for the south courtyard to make it more inviting and functional. The furniture was funded by anonymous owners in the amount of \$7,570.26 and at no cost to the Association.

If you are interested in making a donation to help share the cost of the furniture that we all can enjoy, please submit your donation to the office and we will ensure it gets to the appropriate owners.

Please make check payable to Crescent Beach Condominium Association.

CEILING FANS



Jesus restored our fountains to operation with the help of several owners.

FOUNTAINS





Sea Turtle Conservation

May 1st through October 31st

Turn Off all Unnecessary Lights after 9:00 P.M., Close blinds on your lanai. If not, the City of Marco will fine.

Scan here to learn more!

TURN WATER OFF

Please turn off the water supply to your unit if leaving property for more than 24 hours. Do Not leave your washing machine/dryer or dishwasher unattended while in use. Be sure your housekeeper turns water off before leaving your unit, if you are not in residence.

CONDO WATCH

To detect a problem early and minimize damage to owners' units and adjacent units, a weekly inspection is required for units that are unoccupied for more than 7 days. These checks must be performed by a registered and insured or bonded inspector.

Please ensure your unit is being checked in your absence.



DID YOU KNOW?

- 1. Upon completion of our building paint project, 1000 gallons of primer and 1500 gallons of top coat will have been used.*
- 2. The first unit purchased at Crescent Beach was a 3-bedroom unit in Oct. 1989 for \$282,000. The most recent 3-bedroom unit sold was in May 2023 for \$1,762,000.*
- 3. Our building has 248,452 square feet of floor space which is 5.7 acres. The Pentagon has 6,600,000 square feet or 151.5 acres.*

MARK YOUR CALENDARS!

UPCOMING BOARD OF DIRECTORS MEETINGS

★ October 18, 2022

Board of Directors Budget Workshop

10:00 A.M. in the Social Room

★ October 25, 2022

Board of Directors Meeting

10:00 A.M. in the Social Room

★ November 17, 2022

Owner's Meeting and Board of Directors Meeting

10:00 A.M. in the Social Room

★ February 1, 2023

Annual Meeting

10:00 A.M. in the Social Room

UPCOMING SOCIAL EVENTS

- **Halloween party**
October
- **Thanksgiving Potluck Dinner**
November
- **White Elephant Party**
January
- **Super Bowl Party**
February
- **St. Patty's Day Party**
March
- **Wine Tasting Party**
April
- **Farewell Party**
April

Please contact the office if you are willing to host any of our CB Social Events!

UPCOMING EVENTS IN MARCO ISLAND SEPTEMBER THROUGH NOVEMBER



- Sep 2
Sat, 9 AM – 2 PM
Marco Island Family Fall Festival
5K
101 Sand Hill St
Marco Island, FL



- 28 Sep
- Rob Norum SOLO
Thu, 6 – 9 PM
Italian Deli and Market, 902 Park Ave
Marco Island, FL



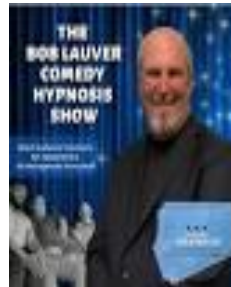
- 8 Sep
- Family Storytime @ Marco Island Branch
Fri, 10:30 – 11:15 AM
Marco Island Library, 210 S Heathwood Dr
Marco Island, FL



- 26 Oct
Claude Bourbon
Thu, 5:30 PM
Marco Island Center for the Arts,
1010 Winterberry Dr
Marco Island, FL



- 15 Sep
New Works Festival
Fri, Sep 15 – Sun, Sep 17
Gulfshore Playhouse, The Norris Center, 755 8th Ave S
Naples, FL



- 29 Oct
Bob Lauver Comedy Hypnotist at Arts Center Theatre
Sun, Oct 29 – Mon, Oct 30
Arts Center Theatre, 1089 N Collier Blvd #432
Marco Island, FL



- 23 Sep
Family Fun Day: Honrando Nuestra Historia
Sat, 10 AM – 2 PM
Marco Island Historical Museum, 180 S Heathwood Dr
Marco Island, FL



- 26 Nov
Ben Allen Band @ The Island Country Club
Sun, 6 PM
The Island Country Club, 500 Nassau Rd
Marco Island, FL

See you in our next newsletter!