

APRIL 2024 MANCHESTER NEWSLETTER

There will be a lot happening over the next few months at the Manchester. Social news will share details. As you know, many of our resident snowbirds will be returning to their summer homes. This exodus usually begins mid-April through May.

As an aside, a personal observation: remember to check on your neighbors if necessary. Also, a smile and brief hello don't cost anything. What else do you know is FREE? Chances are those smiles and greetings will be returned.

SOCIALS:

1. This Friday, **April 5**, President Paul will be cooking hot dogs on the patio grill. Please sign up (next to our TV monitor) allowing us to ensure we have adequate food. BYOB and a chair.
2. **April 17th**, "*Wine down Wednesday*" will happen on our patio. Again, there will be a sign-up sheet; President Paul and Mrs. Endres are sharing some 'leftovers' from their wedding. We will also have a few appetizers. We will also have a few appetizers.
3. **May 5th**, Sunday we will celebrate "*Cinco de Mayo*" at the Clubhouse (downstairs). Again, there will be a sign-up sheet. This outing we will ask individuals attending to bring certain items to add to the celebration (i.e.

shredded lettuce, chopped tomatoes and onions, etc.)
These items will be enumerated on the sign-up sheet.
Margaritas will be available, otherwise, BYOB.

Telephone, Email address – Remember, if you have a new address or telephone, please send an email to Eileen Crowley, our secretary.

April 9th - there will be a meeting at the TS Clubhouse, upstairs. This meeting will have a host of individuals who will discuss the increases and changes with insurance companies. Details are posted on the Town Shores bulletin board. As you know, insurance prices have become outrageous.

MANCHESTER MEETING – April 24 at 4 there will be a meeting at the clubhouse auditorium.

GUESTS – If you have guests, please advise them of our Manchester policies. (No smoking in the building, correct apparel going to the pool, elevator use – return to the first floor, etc.)

BRIAN TASCARELLA REPORTS:

- * The Pest Elimination/Prevention; Smoke Detector, Battery and Garbage Disposal and Key Testing was completed.
- * If you are experiencing a bug situation, please call the Manchester office, and we will notify the Pest Control Company to come out and re-spray your condo.

* If you hear banging in your condo, and it is not caused by your neighbor, please call the Manchester office or me. We currently have a situation in one of our stacks that is possibly a pipe making a hammering noise. It is my understanding that this is normally caused by air being trapped inside the pipe. I am currently working with a plumbing company (Protech) and our engineering company (GFS) to resolve any issue we may have.

* A meeting is set up with a "Reserve Study" company (FPAT), which we used in the past to review all structural components of our building, to make sure that we are fully funded for each item when the replacement/refurbishing is necessary. This new law, issued by the State of Florida, states that we, as a Condominium Association, must have a certified document in place which specifies when each item is to be completed by.

* A plumbing company that was recommended by the Rinnai technicians was out to see why the alarm keeps going off on the Rinnai system (6th floor). Unfortunately, they were unable to resolve the problem. A new part (which was recommended by Rinnai) was ordered and installed, but did not resolve the problem, either. I am currently working with another plumbing company to make some modifications. Hopefully, we will find a solution soon.

Please let me know if you have any questions and/or comments.