

Jamestown

Condominiums of Indian Harbour Beach

Jamestown Board of Directors

900 Jamestown Ave. Indian Harbour Beach, FL 32937

From the President

Dear Jamestown Owners,

I hope this letter finds everyone well, whether you're sunning yourself at Jamestown or a little colder somewhere in the North. There is a lot going on at Jamestown and we wanted to send some updates. I am glad to report that we now have all 5 board member positions filled for our Condo Association. At our Annual Organizational Meeting on February 22nd, I was elected President, Frank Barone as Vice President, and Greg Osborn as Secretary. We elected Jason Stowe as our treasurer. Both Jason and Mike Elko are serving the second year of their two-year term.

As the new Board members, we have been working diligently to get up to speed on the issues that face our Condo Association, and we have many. We have spent a lot of time meeting with are vendors, City inspectors and contractors to understand the issues that face us. This has taken a lot of time but has been fruitful as we rebuild good relations with these individuals.

One of our first accomplishments is this newsletter. I know it has been a long time since the last newsletter in June but as I believe in more open communication you can expect to hear from us regularly.

We have heard from many people about issues that they are having, and we will get to them as soon as time allows. I ask for your patience and consideration.

Thank you,
Dan Klein
Board President
Jamestown of IHB

Board of Directors

President	Dan Klein
VP	Frank Barone
Treasurer	Jason Stowe
Secretary	Greg Osborn
Director	Mike Elko

Information Night

With Keystone Engineering

March 30th at 6:30pm

The meeting will be held at the David R Schechter Community Center, located at 1089 South Patrick DR. in Satellite Beach, FL

If you will be out the area, you can join via Zoom at the link below:

<https://meet.goto.com/955693677>

You can also dial in with your phone

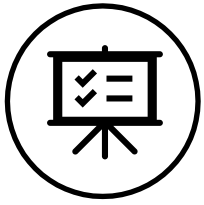
United States: +1 (408) 650-3123

Access Code: 955-693-677

For supported devices, tap a one-touch number below to join instantly:

<tel:+14086503123,,955693677#>

This meeting will be with Jim Emory from Keystone Engineering and we will be sharing the details of a report that had been completed on our buildings.... (cont. over)



Information Night Continued

...This information needs to be addresses and he will talk more about it at the meeting. There has been a lot of talk about “fixing” the buildings and changing the look of the exterior over the past few years.

Here are the facts. The buildings have to be reinforced, no choice. This requires removing up to 40-50% of the exterior brick to reinforce the structural block. The existing “brick look stucco” is almost 60 years old and needs to be replaced. The question is: do we put new “brick look stucco” back on or go with a modern stucco look. Going with a modern stucco look will be more attractive, less maintenance, increase the property values and give our complex a fresh look. Approximately 30 days after the meeting the homeowners will need to vote on the exterior of the buildings. During the meeting Jim will also discuss estimated costs, which will turn into a special assessment at some point.

**PLEASE DO YOUR
PART AND SLOW
DOWN!
THE SPEED LIMIT IS 5
MPH.
OWNERS, PLEASE
REMIND RENTERS.
WE WANT EVERYONE
TO BE SAFE.
All drivers need to go
around the
roundabout at the
entrance.**

Jamestown Community Maintenance

Vice President, Frank Barone, has identified an individual for this position and we are firming up his start date.

There will be more information on this in the next 2-3 weeks. If you have any maintenance issues, a request form should be submitted via the CAM owner portal.

Remember, if it is an emergency, call 911 first



**Thank you to all who
have been putting in
the time to help clean
out the library, office,
and shop.
We appreciate all of
you!**

A Note CAM

We want to thank you all for your patience with the transition to the new bank and owner portal. We are confident that this portal and the new bank will make your condo life a lot easier. The portal is where you can make all of your condo payments, submit maintenance requests, and so much more! If you have not yet signed into the owner portal or need help with payments, please go to: [CAM MGT LLC \(appfolio.com\)](https://appfolio.com) or email us and we will be happy to help you get everything set up.

Get Involved!

We are in the process of forming several committees within our Condo Association. We are looking for people that are interested in being on a finance, architecture, unit alteration compliance, leasing, and seller/buyer compliance committees.

If you are interested in one of these, please contact Dan Klein at: Danklein55@gamil.com

CAM Mgt. LLC
2060-303 A1A,
Indian Harbour Beach, FL
Phone - 321 777-0402 ext. 3
Email - service@cammgt.com



Fire Building Update

Welsh Construction has made great. All of the exterior walls are up, and the roof is on. They are also working on the exterior decks, installing windows and doors and interior framing. The one thing we are waiting on is the fire suppression drawing approval. The city has determined that the building must have sprinklers to meet code, so that's what we will have to do.



Upcoming Projects

In no particular order, here are some of the upcoming projects that the Jamestown board and management will be working on:

- Assessing exterior electrical upgrades to all apartment style buildings. (Reminder that the outside is the responsibility of the condo, but interior fuse boxes are the owner's obligation)
- Searching for a trenchless sewer company to complete the sewer pipe lining
- Gas line upgrades. Dan Klein will be working with Florida Gas and a local gas repair company to develop the upgrade plan. We believe that upgrading the regulators on each unit and installing meters on each building will be the answer.

We will update the community on these projects as they progress

Jamestown Rules

Please respect your neighbors and our community by following the community rules & regulations.

Together we can build up our community and keep our condo a wonderful place to live!

(If you would like a copy of the Jamestown rules & regulations, they can be found on the owner portal)

City of IHB Important Phone Numbers:

All Emergencies	911
Non-emergency	321-773-3030
Animal Control	321-557-0078
City Hall	321-773-3181

Pool Area

Only people with pool keys are allowed in the pool area, please do not let anyone who does not have a key into the pool area.

Owners with tenants, please ensure your tenants have a set of the rules & regulations. Please be reminded that no glass is allowed in the pool area as well as no eating or drinking in the pool, and no toys or flotation devices other than noodles.

Let's all work together to keep Jamestown looking good.

Please pick up after yourselves at the pool and in any common area. If you see trash or branches on the ground, take a minute and throw them in the dumpster.

Thanks!