

South Patrick Condominiums
Homeowners Association
55 Sea Park Boulevard
Satellite Beach Florida. 32937
321-773-8595

SouthPatrickCondominiums@outlook.com

Facebook @ South Patrick Condominiums

www.southpatrickcondominium.com

WELCOME

Welcome to South Patrick Condominiums! In this packet you will find some helpful information and answers to frequently asked questions.

We encourage all residents to join our Facebook Group: South Patrick Condominiums for updated community information as well as familiarize themselves with our website: www.SouthPatrickCondominium.com. Owners will need to obtain a password by visiting a link on the Members Only tab and selecting sign up.

OFFICE HOURS: By Appointment Only

HOA MANAGER: Rich Pedalino, CAM

HOA BOARD OF DIRECTORS

Michelle Wolfe – President
Vincent DeLuca – Vice President
Jim Conery – Treasurer
Nancy Benitez – Secretary
Steve Lemminn – Director

SPC – Commonly Asked Information:

RECYCLE/TRASH: Trash days are Tuesday's and Friday's. We have 3 dumpster locations. One at each end of the parking lot and one in the middle. The middle dumpster area also contains bins for recycling trash ONLY.
Please be sure that any large or bulk items are placed in the middle dumpster area ONLY.

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PARKING: Each unit is assigned one parking space that corresponds to your unit number. All guests must utilize guest or unmarked parking at the north end of the property. There is **NO** boat, RV, or trailer parking permitted. Any unauthorized parking will be towed at the owner's expense.

LAUNDRY FACILITIES: There are 4 laundry facilities on the property. Each facility houses 2 washers and 2 dryers. The laundry facilities are located upstairs and downstairs of Buildings 3 and 5. The cost per load is \$1.75 in quarters. You may also use the app, CSCPay Mobile (the QR code on each washing machine). The app is great to use as it tells you which washers and dryers are available and will let you know when your load has finished. Please clean out the dryer lint traps as this is a fire hazard. Please do **NOT** launder any pet items in these machines as we have several residents with pet allergies.

PETS: Per our Governing Documents only fish and birds are permitted in the community. Should you have a need for a service animal, you must provide authorized documentation to the office, and you are limited to only 1 pet for your service needs. Those authorized to have a service animal must clean up after your pet and always keep them on a leash when outside of your unit. Brevard County Ordinances and Laws mandates that all animals must be kept on a leash at all times when outside of the residence and be current on rabies vaccination and licensed with the County. Proof of current vaccination and license must be provided to the office.

RECREATION ROOM: The recreational room is available to utilize at residents' leisure. If you would like to hold an event or gathering, simply write your unit number on the calendar in the recreation room on the day you wish to utilize the area. There are no fees associated with utilizing the Recreation Room, we just ask that you clean up after. The bathroom codes are obtained from the office and must NOT be given out to anyone.

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STORAGE CLOSETS: There are 2 large storage closets between buildings 3 and 4. Owners are permitted to have a total of 4 large plastic storage bins **ONLY**. NO cardboard boxes or furniture permitted. Items **MUST** be cleaned out upon moving. Renters are permitted to utilize the storage closets in lieu of the owner but the owners are responsible for ensuring compliance with our rules and regulations.

POOL: The pool is open to residents and their guests from Dawn to Dusk. Children under the age of 13 must be accompanied by an adult. No children in diapers are permitted in the pool. Absolutely **NO** glass bottles are permitted within the pool gates. Please be sure to shower sun screen off prior to entering the pool. Be sure the shower is turned off; umbrellas are closed, and trash is picked up prior to leaving the pool area. All guests **MUST** be accompanied by a resident. **There is NO lifeguard on duty.**

MAIL: Mailboxes are located in the main lobby and are marked according to your unit number. Mail keys are obtained from the United States Postal Service located at 1071 S Patrick Drive, Suite 101, Satellite Beach, FL. 32937. The office staff is not responsible for any missing or damaged mail, this includes any delivered packages (i.e. Amazon, FedEx, UPS, etc.).

UNIT KEYS: Unit keys must be supplied to the office for emergencies. Please note that being locked out of a unit **does not** constitute an emergency for the HOA.

PEST CONTROL: Pest control is provided on the 3rd Wednesday of every month. Your unit will be treated upon request only.

CABLE TV: Cable TV is provided through Spectrum. This does **NOT** include internet. Each resident is responsible for acquiring their own Spectrum Cable Box which is done by contacting Spectrum directly. Each unit is permitted one box under our contract. Each additional box expense will be the responsibility of the resident. A resident that chooses to utilize a different service for their cable needs will be solely responsible for those costs.

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AC UNITS and WATER HEATERS: AC units and water heaters are the responsibility of the owners. All AC units must be kept in good working order with no leaks or dilapidated parts and must be hurricane strapped. ALL water heaters must be kept in good condition and serviced appropriately with no leaks. Any damage caused to community property related to an AC unit or a water heater will be billed to the owner responsible. Please be sure that the office is notified prior to any roof access and that your chosen company is Licensed and has a Certificate of Insurance on file with the office.

PLUMBING: All interior plumbing that is localized only to the unit, is the responsibility of the owner. Please notify the office at least 48 hours in advance prior to any plumbing work in your unit, so that the residents can be notified in a timely manner prior to any water shut offs that may occur. The office does understand emergency situations, however.

UNIT MODIFICATIONS: ALL interior remodeling **MUST** be approved by the Board of Directors. An Architectural Review Form must be filled out, submitted, and approved **PRIOR** to any start of work done. All contractors must be licensed and provide, at a minimum, a Certificate of Insurance to the office **PRIOR** to any work or roof access.

COMMUNITY WEBSITE: Meeting minutes, By-Laws, Covenants, Rules and Regulations, Approved Budget and much more Information can be found on the community website at www.SouthPatrickCondominium.com. You will be asked to create a personalized logon to view owner related documents. While the governing documents are public information, meeting minutes and other documents pertaining just to owners will not be made available for renters.

RENTALS: All owners must supply the office with a copy of the lease. Rentals are permitted for 3 months at a minimum. There are NO month-to-month rental agreements permitted in South Patrick Condominiums, therefore the office must be supplied with a new rental agreement at the end of each rental lease agreement.

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MONTHLY ASSESSMENTS: Monthly Maintenance payments are due on the first of each month. A late fee of \$25.00 will be charged to the account for any payments received after the 10th of each month. Payment can be made monthly, quarterly, or yearly in advance.

Payments are to be made out as follows:

By Check

South Patrick Condominiums

55 Sea Park Blvd.

Satellite Beach, FL 32937

The account number is your unit number.

By Zelle

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Last Date Modified: 07.15.2024