



TREETOP VILLAGE CONDOMINIUM ASSOCIATION 2024 YEAR IN REVIEW

Greetings Treetoppers!

Once again, another year has come and gone, and we were spared the wrath of hurricanes. No major flooding issues and any damage to the property due to storms was minimal. One unit's exterior circuit breaker and soffit was damaged and needed replacement.

As I have stated many times, we are safely tucked into the protective surroundings of the Environmentally Endangered Land (EEL) and the Maritime Hammock....North, South and West boundaries, and Marks Landing protects our Eastern side. Our large oaks help protect us too!

We continue to maintain our website at: www.treetopvillagecondo.com. Please refer to it for all information regarding our condominium documents, policies, procedures, and rules and regulations; member's information such as phone numbers, emails and alternate addresses; newsletters, meetings and minutes; finances; insurance documents; architectural change requests, landscaping policies and requests, rental policies and requests, RV and Golf Cart Waivers, and much, much more.

Password remains: **Paradise** (case sensitive) when using the Member's Only and Financial pages.

Highlights from 2024

New Membership Updates:

In Building 2, Unit 6291, are new owners Jennifer Cotugno and Greg Rubinstein of Fort Lauderdale, FL. Bill Travis moved back to upstate NY to be near his family. He and his late wife, Mary, were Treetoppers since 1992. We will miss him!

Treetop welcomes the new owners!!

Insurance:

Property and Flood Insurance continued with "Insurance Company of America" (IOA). Policies are on the Treetop Website. The Master Insurance Policy continued with Citizen's Insurance since all other policies were \$120K plus. The policy increased from December 2024-2025 to \$94,554,70. This includes the finance charge of the loan.

**This cost does not include the Flood Insurance which is due in April. We do not have the cost increases for that plan yet and we have been told to expect another increase in 2025. We paid \$12,575.00 last year and budgeted \$14,000.00 for 2025. The policy is through Hartford.

Our "mandatory" 5-year Wind Mitigation inspection (for insurance purposes) was done in November 2024 by Honor Services for \$1,493.00 with no significant issues noted. Copies of the report for each of the buildings can be printed out from our website.

****Our "mandatory" 3-year property assessment for insurance purposes is due in 2025.**

Maintenance:

- All the flat roofs were power washed in October, and the flat roofs, drains & gutters were cleaned of debris every 4 months by **Island Breeze**, Barry Dugan.
- Lattice and framing was repaired or replaced as needed, by **APM** crew or by Barry Dugan.
- Minor walkways repairs were done, as needed.
- Lampposts repaired, as needed.
- Cosmetic maintenance is ongoing with **APM** maintenance crew or other contractors, as needed. Many smaller repairs have been done by several Treetop owners at a reduced cost or for "free" including pool fencing replacement, repairs and painting, and landscaping, Thanks to all of you who give their time and effort to keep Treetop in good shape and help reduce costs!

As stated in the past, Reserve Studies are not "yet" required for our "less than 3-story buildings" but are strongly suggested. The last one we completed was in 2018 with Global Solution Partners, which cost \$2,450.00. Keep in mind that any results of a Reserve Study would likely increase the amount of money needed in each of the categories in the Reserves, which would necessitate either a raise in dues or a special assessment. But this is something that we need to revisit periodically. All reserves must be fully funded as per new Florida legislation.

2024 expenditure for maintenance was \$11,304.81. This includes the cost for walkway, lattice, and railing repairs; roof repairs/cleaning; plumbing repairs; and small item repairs and general maintenance done by the APM crew and/or other general contractors..

Lawn Care/Lawn Maintenance:

Melbourne Lawn and Landscaping continues with our lawn maintenance. Weekly service from May-October and biweekly from November through April. They seem to be doing a decent job. If you see any problems, please let Mary Jane know.

2024 Monthly contract: \$990.00 (increased from \$900.00 in May)

2024 Annual cost: \$11,610.00 (tree removal included)

**** We still need to have invasive, overgrown areas removed, especially around the edges of the buildings.**

Brevard Waste Management collects lawn waste/branches/leaves on Wednesday mornings. Please put lawn waste in containers (leaves and small brush) or piles no bigger than **2-foot-high X 4 feet long** for pick up. Put it near your unit in an area not blocking traffic or parking and where the workers can easily see it, normally near where you put out your garbage containers. This expense is included in your Brevard County property taxes. There are several large black containers behind the fence across from my unit.

****Larger piles need to be placed on the west parking area behind building 6, away from trees so that the claw truck can maneuver away from tree limbs. **Brevard Waste Management** needs to be called to have large piles picked up. Any questions, please let me know.**

Pool:

Weekly pool maintenance continues with **Brevard Pools**, once weekly, usually early on Thursday morning. Mat, our service guy, is great!
2024 Monthly Contract \$236.00

RV/Boat and Watercraft Storage:

We have protocols for using the storage area. RV's, boats, and watercraft (dinghies, kayaks, canoes, etc.) must be registered and waivers filled out for anyone using the storage area for risk assessment and accountability. We have limited space and want to accommodate as many owners as possible. We are looking to label the small watercrafts, so we know who they belong to. Any suggestions?

*****Owners of kayaks....please ensure that they are secured so that the risk of damage during windstorms is minimal!**

One boat or RV per owner. Items not registered or accounted for may be removed.

Golf Carts:

We have rules (parking) and protocols for golf carts including registration and waivers for accountability. **Golf carts must be parked in your assigned parking space and not left plugged in when unattended for extended periods. Please do not leave extension cords on the common property for safety reasons.**

Grounds Exterminator:

We continue to use **Stark Exterminators** for our **Annual Termite Contract**. This is necessary since all our structures are wood.

2024 Annual Contract was \$2,484.00.

****We do not have monthly spraying for pests, outside or inside.**

Tree Trimming:

No large trimming was done in 2024, but oak trees will most likely need trimming in 2025. One small palm was removed behind building 2.

Wastewater Treatment Facility:

Accurate Utilities continues to maintain our **WWTF**. The **WWTF** continues to be our most costly expense second to our Property insurance. Many upgrades and repairs were needed to bring our plant up to Florida Department of Environmental Protection (FDEP) standards. We had our 5-year FDEP permit renewed in 2024 and there were many new requirements that required us to spend big bucks to bring us into compliance. Mark Cadenhead, Engineer, ensured that our requirements were completed, and he worked with the FDEP and Accurate Utilities to ensure our compliance. The engineer cost was \$2,586.00. The permit from FDEP was \$763.60.

The **WWTF** off A1A and south of Marks Landing consists of 1.2 acres within the Maritime Hammock, EEL lands. The property contains our operational plant, and a 7,000-sf drainage field area that was cleared of brush and a cracked drainage pipe was repaired in 2024 prior to our permit renewal by the FDEP.

Be cautious and mindful of what you put down the drains! Once treated, effluent leaches out and eventually makes its way to the lagoon! Waste leakage into the Indian River is the precipitator of the stringent FDEP new rules, requirements, and policies. Also, we cannot afford a blockage!!! Be mindful of what you put down the toilets. Kitchen garbage disposals should only be used for soft food waste, no paper products, bones, or non-degrading items! Use baking soda followed by white vinegar and boiled water once a month for clearing drains. Works well in sinks and tubs.....NOT toilets!!

2024 Cost: Between the Reserves and the Operating accounts, we spent \$30,374.38 in operating and upgrades/repairs for our WWTF in 2024!!

Property Management:

Advanced Property Management continues as our management company. Remember to call them with any problems, concerns, or maintenance requests. **See information on our website.**

Monthly 2024 Monthly Contract \$560.84

2024 Total Administrative cost \$7,385.06

Costs included management fee and administrative, accounting, mailings, maintenance, web site, etc.

Board Meetings/Membership Meetings:

We had 4 Meetings in 2024:

1 Board Meeting, the Annual Meeting in March, the Budget Meeting in November, and 1 Special Board Meeting. All Members are always invited and encouraged to call in at any scheduled meeting.

Committees:

Want to volunteer for one of our committees. You do not have to be a permanent resident to be on a committee. We are always looking for people who are interested in our community and would like to participate in decisions and projects. The Board members need to do their jobs and could use your help with other projects at Treetop.

Committees are outlined on the Treetop website.

Our current committees are:

Welcoming Committee

Compliance Committee

Landscaping Committee

Architectural Review Committee

Pool Committee

Board Membership:

We are also required to have five (5) Board Members. Please think about being on the board in some capacity. It is not that difficult and does not take too much time or effort to play a key role in governing Treetop. You do not have to be a full-time resident. Talk to one of the Board Members and they can fill you in on the responsibilities and requirements. Give the present Board members a break!! We currently have only 4 members and our By-laws require 5. Please step up and help out!

Special Notes:

- We are continuing to improve the landscaping at Treetop. The goal is to incorporate as many Florida Native Plants, shrubs, and flowers as possible. The focus should be on attracting more native butterflies, caterpillars, bees, birds, and other pollinators to our community and using less water. These natural species are rapidly declining in numbers largely due to negative human interaction. Pesticides, fertilizers, invasive plants and trees, and loss of land and food sources are among the causes of decline. Dog poop is also adding to the poor environment. It carries bacteria and attracts rats, mice and vermin and it can make other pets sick.
- The goals for Treetop include **NO** pesticide use, conserving water, removing invasive and exotic plants, planting native species, and supporting wildlife on our property. Plus, once established, appropriate Florida native plants typically require less maintenance. Is this a sustainable goal?? We think so.
- If you are interested in sprucing up your area, let the board know so we can help educate and advise you on the types of landscaping you can do considering shade/sun, soil, and other conditions. Also, we are looking for folks to be on the Landscaping Committee. If you are interested, let a board member know.
*****Remember**, the landscaping is on **Common Property**, so approval is required for any planting projects you want to do. Planting Florida Natives will more than likely be approved if it is planted correctly. The Board can always remove any invasive or destructive plants on common property.
If you plant it, you must maintain it.

*****Some Treetop Members are continuing to make changes to the common areas without Board approval. A rule of thumb is anything outside of your unit is common property and subject to requests for alterations and approval of the Board. Plantings and decorations need prior approval. No pots, mats, decorations!!!!**

- **Please keep your garbage containers within your screened-in porch area.** They are your containers, and you own them. No one else should have to look at them. Put them out Tuesday and Friday night and bring them back in on Wednesday and Saturday. These are the rules! Suggestions for “hiding” them on your porch include storage bins, privacy screens or place in your storage closet. Please be respectful of your neighbors.

Please keep all bikes, toys, carriages, and other items off the common areas when not actively being used. Personal items need to be stored on your covered porch or within your unit.

- Please ensure that all vehicles in the parking lot and all boats, RV's/trailers and watercrafts in the RV/Boat storage area are registered and current, as applies, and in good repair. All recreational items in the RV yard must have a completed Registration and Storage Waiver. Items left unused, unusable and/or in poor condition, or not registered with Treetop, need to be removed from the storage area. We have limited space available for the enjoyment of all.

**HAVE A HAPPY AND HEALTHY NEW YEAR. LOOKING FORWARD TO EVERYONE'S WINTER VISITS. REACH OUT TO YOUR FELLOW TREETOPPERS AND SAY HELLO. WE SHOULD ALL GET TO KNOW EACH OTHER. WE ARE A SMALL COMMUNITY.
IF YOU NEED HELP...ASK. IF YOU'RE ASKED....HELP!**

In closing and on a sad note, we were sorry to lose our fellow Treetopper and Board Vice President Ken Steinberg in 2024. It was a sad day, and he will be sorely missed.

Terry Bachmann, TTVCA President

For the Board:

Mary Jane Patterson-VP

Carlene Brown-Secretary

Burton Palmer-Treasurer