

# THE PALMS OF DUNE ALLEN OWNERS ASSOCIATION

## THE PALMS BREEZE

### COMMUNITY ASSOCIATION 2008

#### LEGISLATIVE UPDATE

As you may be aware, the recently concluded 2008 Legislative Session resulted in the passage of several bills that impact community associations throughout Florida. As a result, we wanted to provide you, as an owner in The Palms of Dune Allen, information on some of the most important legislative changes that will likely have an immediate impact on your community association.

Your new Palms Breeze newsletter will provide these updates most important to you as an owner.

For more information on the complete legislation in summary;

[www.callbp.com](http://www.callbp.com)

**Over three- quarters of the dust, dirt, and contaminants in your vacation home come through the door on people's feet, damaging carpet, floors and adding to the cost of maintenance.**

Here are 4 things an entrance mat should do:

- 1) **Stop soil and water at the door**  
Look for mats that provide a combination of scraping and wiping to stop the maximum amount of contaminants.
- 2) **Store soil and water for removal**  
Look for mats designed for storage of soil and water for easy removal when cleaned.
- 3) **Minimize tracking**  
Mats with bi-level construction provide an upper surface for walking and a lower area for storing soil and water for later removal.
- 4) **Provide a safe surface**

Slip resistance mats minimize movement on the floor. Look for mats with a "water dam" border that keeps moisture below the traffic level to prevent slip and fall incidents.

*For contributions to or comments on this newsletters;*

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### What's News

There has been no shortage of vacationers here in paradise, affectionately known as

"the scenic 30-A corridor."

Although here has been plenty of action, we have had a good summer with all of our service vendors responding nicely.

Here are a few of the highlights;

- New Railings
- New Landscaping
- Shed Renovation
- New Beachwalk lighting
- Emergency Lighting repair
- Walkway Wood repairs
- Entrance sign Repainted and illuminated

### Storm surges brought more sand to the beach

#### Security Gate Codes

Please remember to make every effort to assure that **ONLY owners and guest** have access to the property. We have been observing efforts by unauthorized visitors using the pool and beach access.

#### Pool Floats and Toys

Please notify your vacation renters to collect their property and do not leave scattered around the pool deck as this can cause others to trip and injure themselves.

#### Listings

Unit 301 –  
\$1,350,000

To put a new twist on the words of Shakespeare...

"All the houses are a stage and all the buyers and sellers are merely actors. When it comes to selling your house, the more stunningly staged and perfectly presented every room is, the more interest you'll stir in potential buyers."

### Simple Home Remedies

Avoid cutting yourself while slicing vegetables...have someone else hold them while you slice away.

### Quote of the Month

"Deep summer is when laziness finds respectability"  
Sam Keen

### Web Site Referrals

[www.dolphindevelopers.com](http://www.dolphindevelopers.com)  
[www.autumntides.com](http://www.autumntides.com)

### Make your plans

Monday, Sept. 1 – Labor Day  
Saturday, Oct. 11 – ANNUAL GENERAL MEETING, 9am  
Location; Watercolor Fire Station, Co. Hwy. 395, at the Publix Shopping center.

Friday, Oct. 31 – Halloween  
Tuesday, Nov 4 – Election day  
Thursday, Dec. 25 – Christmas

**\* PLEASE INSPECT YOUR WASHING MACHINE HOSES BEHIND THE WASHER.** They can easily work loose from the machine causing damages to the units under yours!