

Sorrento South

TIMES

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Spring Newsletter

Welcome to our new Board Members!

Jim Hepp and Susana Hepp of 1904 Bayshore and Mindy Bloom of 416 Picasso. We appreciate you volunteering your time to make our community a better place!

SPRING CLEANING!

A friendly reminder, please check to see that your tile roof is clean. Remember as well, according to the current Covenants, trash cans as well as other unsightly items such as pool pumps and air conditioning units are supposed to be behind fencing or vegetation. As lawns and plantings wake up from their winter dormancy, please trim and weed accordingly.

SPRING
cleaning
SALE



IS YOUR ROOF DIRTY? HAVE YOU NOTICED MOLD OR MILDEW ON YOUR ROOF?

If you answered yes to either of those questions, we have a deal for you!!

Roofin' Ron is running a Spring Cleaning Sale on roof cleaning in your neighborhood for a select number of customers!

For just \$125, our expert trained roofers will not only clean your roof of ANY mold, mildew or dirt, but they will inspect it as well! (\$100 service, yours is free)

Roofin' Ron is giving you not only a clean roof, but peace of mind!

DON'T WAIT! WE HAVE ONLY A LIMITED NUMBER OF APPOINTMENTS LEFT AT THIS SPECIAL SPRING PRICE!

PLEASE FEEL FREE TO TAKE THIS FLYER, AND PASS OUR SPRING CLEANING SPECIAL ALONG!

(941) 756-3533

Covenants Update

Your board continues to work on updating the 1966 Covenants. We have a draft that has been completed by our lawyer which we have emailed (to those whose email addresses we have) or hand delivered. Please look over this document as we are soliciting feedback. However, we cannot yet vote on the new Covenants until we have finished with the unification of all 5 units and the streamlining of the voting process. For those of you who are not familiar with this—our 1966 Covenants require amendments be approved by owners of 80% of the linear footage of frontage. That means amending them is a very complicated process, requiring doing the math obtaining everyone's street frontage. It also means that homeowners have more, or less influence, merely because of the shape of their lot—not a very democratic system. Under the new, simpler, rules each homeowner would have one vote (even if the owner owns more than one lot). We are also lowering the threshold for approval to 60%, as it is hard to get 80% of people to agree on most things. Currently, unit 2 (western portions of Bellini and Picasso) is still our biggest challenge. So if you haven't yet signed, you will probably be contacted by someone from the board encouraging you to do so.

One item in the new Covenants which has been discussed is the type of roofing materials allowed. Many homeowners have requested to the board that standing seam metal roofing be added to the current list of "tile and tile appearing" materials (not to include asphalt shingles). The reason for this is to recognize the shift in construction materials over the past decades, and to benefit from some of the environmental advantages of modern metal roofing—specifically: a long life, lower energy bills, storm worthiness, and NEVER NEEDING TO CLEAN YOUR DIRTY TILE-ROOF!!! Obviously, NO ONE IS SUGGESTING THAT YOU HAVE TO HAVE A METAL ROOF, just that your neighbor may wish to install one in the future. For those who attended the Annual Meeting, we did discuss the topic there but only a minority of residents were in attendance. We have sent out a survey as well, but still fewer than 50% of the residents filled it out. (23 for and 33 against, for those of you who wanted to know). WE'D LIKE TO SPEND YOUR DUES DOLLARS RESPONSIBLY! REWRITES OF OUR COVENANT DOCUMENT ONLY BENEFIT OUR LAWYER! IF YOU HAVE COMMENTS ON THE ROOF ISSUE OR ANY ITEMS IN THE PROPOSED COVENANTS, PLEASE MAKE THEM KNOWN TO THE BOARD. (SEE CONTACT INFORMATION ON THE FIRST PAGE)

We know the term "standing seam metal roof" may be unfamiliar to those who haven't had to replace a roof lately. The villas at the east end of Cavallini are an example of this type of roofing as well as there are several houses nearby that have adopted metal roofs . See the following page for pictures.



Examples of nearby homes with standing seam metal roofs

In Memoriam....



We would like to extend our deepest sympathies to the friends and families of our recently passed neighbors:

Marilee Hatch, 300 Cavallini , December 25, 2015

Carl Phillips, 436 Picasso, January 14, 2016

Please remember our community's website. Visit sorrentosouth.org to find copies of newsletters and community documents as well as more information about the covenant process.

Be Alert!

Unfortunately, our quiet little neighborhood is not immune to the occasional crime. It can be easy to let your guard down. Sheriff Tom Knight's office put out this web link to remind residents to be vigilant. Remember to keep your doors locked, lock your cars in driveways, be alert for any unusual activity, and be a good neighbor, especially for those who are elderly or out of town for the summer.

<http://www.sarasotasheriff.org/crime-prevention/traveling-thieves.html>

Dear Sorrento South Residents,

This is just a friendly reminder to everyone that we are fortunate to live in a community that is subject to restrictions (aka covenants). Although most residents request approval for changes to the exterior of their property prior to authorizing the work, a few have forgotten to do that. For example, fences have been installed or started without approval, an exterior deck erected without prior approval and a driveway/walkway started without approval.

If we are considering any changes, replacements or additions to the outside of our homes, pool areas or in our yards, it's extremely important that we all comply with our covenants. We must present these changes to the board when our proposals are obtained. Occasionally some proposals are denied or modified, but most proposals make sense and are easily approved. Our goal is to keep the appearance of our community attractive which will keep our property values high.

If you notice a neighbor making an exterior change or addition, we encourage you to ask that neighbor, in a diplomatic fashion, if approval was obtained by the board. Or if you prefer to contact one of the board members, that's fine too. We will keep your inquiry to the board anonymous, if you prefer. Our contact information is located in the Sorrento South website (sorrentosouth.org) and also in the 2016 Sorrento South phone book.

I assure you that your board is not the CIA or the FBI. Instead, we simply want to work with everyone to enhance the appearance of our community and encourage neighborhood harmony.

Have a pleasant and safe summer,

Diane Miller, President
Sorrento South Property Owners Association
941-966-6422
dfjr1000@gmail.com

Dock News

A few Sorrento South dock owners have docks for sale or rent.

Requirements:

Any property owner in either Sorrento South or Sorrento East is qualified to buy or rent any boat slip that is available.

Also, any renter living in either association is eligible to rent (only) a slip.

If interested, please call 966-1208 or 966-9797 for more information.

Attn: Dock owners: To sell or rent your dock, please use the bulletin board at the clubhouse, post your information on your dock, & notify this newsletter.

Thank you,
SSDO Assn.



Newbies!!!

Jonathan & Amy Batley,
406 Murillo

Michael & Penny Glancy,
419 Picasso

William & Judith Smith,
478 Bellini



Sorrento South Property Association

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