
The Water Club Condominium Association, Inc.



Rules and Regulations Booklet

Updated 2023

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Longboat Key, Florida
941-387-7719**

The Water Club Condominium Association

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Role of the Board of Directors

General

1. The board of directors has a fiduciary duty to the unit owners and has the responsibility to act with the highest degree of good faith and to place the interests of the unit owners above the personal interests of the directors.
2. The board must abide by the condominium documents, the condominium laws and regulations and the rules of the association.
3. The board manages the day-to-day affairs of the association.
4. The board has the authority to levy assessments, and maintain, repair and replace the common elements or association property.
5. The board of directors may hire a property management firm subject to its own primary responsibility for such management.
6. Provide a substantive written response to an inquiry submitted to the board by certified mail. The response must be sent within 30 days, or within 60 days if the board requests a legal opinion, or within 10 days of receiving the division's advice, if the board requests advice from the division.
7. The association must make its records available for unit owner inspection within five working days after receiving a written request.

Meetings and Notices

1. Except in the case of valid emergencies, Associations must provide at least 48 hours' notice of board and committee meetings, posted conspicuously on the association
2. Notice of the annual meeting, the budget meeting, and any meetings at which the board will vote on a special assessment or changes to rules concerning unit use must be mailed, electronically transmitted or delivered to unit owners and posted on the condominium property at least 14 continuous days in advance of the meeting.
3. Written notification of any special assessment must state the specific purpose of the special assessment.
4. A copy of the proposed annual budget must be mailed, electronically transmitted or delivered to each unit owner.
5. Board must allow unit owners or their designated representatives to speak at board and committee meetings subject to reasonable restrictions.
6. Associations must provide notification of a hearing before a committee of other unit owners before the board can levy a fine or suspension against a unit owner.

Elections

1. The association must provide by mail or personal delivery, a first notice of an election no less than 60 days prior to the election.
 - 2 The association must provide a second notice of the election, along with a ballot, an inner envelope, an outer envelope and copies of any timely submitted candidate information sheets, no less than 14 days prior to the election.
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Role of the Unit Owners

General

1. Each unit owner who is offering the unit for sale must provide to each person who has entered into a contract for the purchase of the condominium unit a copy of this governance form, a current copy of the declaration of condominium, articles of incorporation, bylaws and rules of the association, a copy of the latest annual financial report, and the document entitled "Frequently Asked Questions and Answers" that may be obtained from the association.
2. Unit owners must abide by the condominium documents, the condominium laws and regulations and the rules of the association.
3. Unit owners must pay their share of the common expenses. Failure to do so may result in liens or possible foreclosure by the association.
4. Unit owners may use the common elements in a manner that will not hinder or infringe on the rights of the other unit owners.
5. Unit owners must provide the association access to their units during reasonable hours for the following purposes:
 - a. To maintain, repair or replace any common elements;
 - b. To prevent damage to the common elements or other units;
 - c. To maintain the unit as required by the declaration of condominium; or
 - d. To prevent damage to the common elements or to a unit or units.
6. Unit owners may not make any alterations to their units that would adversely affect the safety or soundness of the common elements or any portion of the association or condominium property the association maintains.

Unit Owners have the Right to:

1. Attend and participate in board and committee meetings except for meetings between the board or a committee and the association's attorney with respect to proposed or pending litigation when the meeting is held for the purpose of seeking or rendering legal advice or board meetings at which the board is discussing personnel matters.
2. Petition the association board to address an item of business at the next regular or special meeting of the board, if 20% of the voting interests petition the board.
3. Unit owners may record board, committee or unit owner meetings subject to reasonable restrictions.
4. Have exclusive ownership and possession of their condominium unit.
5. Membership in the association and full voting rights as provided in the declaration of condominium. However, an association may also suspend the voting rights of a member due to nonpayment of any monetary obligation due the association which is more than 90 days delinquent. The suspension ends upon full payment of all obligations currently due or overdue the association.
6. Use the common elements and association property without paying a use fee unless provided for in the declaration of condominium, approved by a majority vote of the association, or unless the charges relate to expenses incurred by an owner having

exclusive use of the common element or association property.

7. Use the condominium's common elements, common areas and recreation facilities together with their invited guests, in accordance with the condominium documents and properly adopted rules and regulations of the association. However, the association may suspend the right of a unit owner or a unit owner's occupant, licensee, or invitee to use common elements, common facilities or any other association property for a document or rule violation or when being more than 90 days delinquent in the payment of any monetary obligation due the association. This does not apply to limited common elements intended to be used only by that unit, common elements that must be used to access the unit, utility services provided to the unit, parking spaces or elevators.
8. The association may suspend for a reasonable period of time, the right of a unit owner or a unit owner's tenant, guest, or invitee, to use the common elements, common facilities, or any other association property for failure to comply with any provision of the declaration, the association bylaws, or reasonable rules of the association.
9. If a unit owner is delinquent for more than 90 days in paying any monetary obligation due to the association, the association may suspend the right of a unit owner or a unit owner's occupant, licensee, or invitee to use common elements, common facilities or any other association property until the monetary obligation is paid. This does not apply to limited common elements intended to be used only by that unit, common elements that must be used to access the unit, utility services provided to the unit, parking spaces or elevators.
10. If a unit owner is delinquent more than \$1000 and more than 90 days delinquent in paying any monetary obligation due to the association, the association may suspend the right to vote.
11. Inspect the association's official records subject to the reasonable rules adopted by the association. Unit owners may make or obtain copies at the reasonable expense, if any, of the unit owner.
12. Attend and participate in unit owner meetings.
13. Vote on issues presented for a unit owner vote and elections. Bring any concerns or problems to the board of directors' attention.
14. Apply to the circuit court of the county in which the condominium is located for a receiver if the association fails to fill vacancies on the board sufficient to constitute a quorum.
15. Participate in the voluntary mediation or mandatory, non-binding arbitration processes to resolve certain disputes.
16. Vote to cancel any grant or reservation made by a declaration, lease, or other document, and any contract made by an association prior to turnover of control to the unit owners other than the developer.
17. Bring action for damages or injunctive relief or both against the association, another unit owner, a tenant or invitee.

Elections, Voting

1. Unit owners may submit a notice of their intent to be a candidate for election to the board no less than 40 days prior to the election.
2. Unit owners may submit candidate information sheet no less than 35 days prior to the election.
3. Unit owners may vote for the board by written, secret ballot or voting machine if there are more candidates than vacancies. Associations with 10 or fewer units may opt out of the statutory election procedures and hold elections as provided in their bylaws.
4. Unit owners may vote in person or by limited proxy for all matters (other than election of directors) in which the law provides that a vote of the unit owners must be taken. Examples of these issues include, but are not limited to: amending the governing documents, waiving reserves and altering the common elements.
5. Unit owners may vote at a meeting or by written agreement with a majority of all unit owners to recall any board member.

Association Authority

The By-Laws of The Water Club Association, Inc. authorize the Board of Directors to adopt uniform administrative rules and regulations governing the operation of the condominiums, and shall be consistent with the Condominium Act, the Declaration of Condominium, the Articles of Incorporation, and the By-Laws of the Association. From time to time the Association's Board of Directors may adopt or amend rules and regulations as it becomes necessary. The rules and regulations set forth in this manual have been approved by the Board of Directors of The Water Club Condominium Association, Inc.

Unit Access

The Association has the irrevocable right of access to each unit at any reasonable time, when necessary, for maintenance repair, replacement of any common elements or at any time for emergency repairs necessary to prevent damage to the common elements or to other units. A phone call will be made prior to accessing units.

Additional locks in addition to those provide by the association are not permitted. In the event that a unit cannot be accessed during an emergency, the door may be opened by any means necessary and any damages are the responsibility of the owner.

Assessments - Due Date - Delinquencies

Unit owners are required to pay a quarterly assessment pertaining to their respective towers and to The Water Club Condominium Association, Inc., covering the common areas.

All assessments are due on the first day of each quarter. After ten days, the Association has the right to collect an administrative late charge of \$100.00 on delinquent assessments, and all delinquent assessments shall bear interest at the maximum rate of interest allowed by law from the date when due until paid.

Association Personnel and Contracted Vendors

The Water Club employees and vendors are assigned specific duties to be performed under the supervision of the General Manager.

No Owner or tenant should interrupt or interfere with the performance of any employee or vendor while they are performing their assigned duties. Any concerns regarding work performance of an employee or vendor should be brought to the General Manager's attention.

Use of Association Personnel for Non-Association Work

Association staff and contractors working for the Association are not permitted to perform personal tasks for Owners or tenants during their scheduled work hours.

Employees are, however, permitted to do work for Owners at times other than their normal working hours. Owners or tenants who arrange for such work must understand that the Association will have no liability for unforeseen consequences during such work and that all liability relating to the tasks performed falls to the Owner.

In arranging for such work, therefore, a unit owner should protect his or her interests. The Association recommends that the Owner verify that the individual carries worker's compensation and other pertinent insurance.

Violation of the Rules and Regulations - per Florida Statute

The association may levy reasonable fines for the failure of the owner of the unit or its occupant, licensee, or invitee to comply with any provision of the declaration, the association bylaws, or reasonable rules of the association. A fine may not become a lien against a unit. A fine may be levied by the board on the basis of each day of a continuing violation, with a single notice and opportunity for hearing before a committee as provided in paragraph (b). However, the fine may not exceed \$100 per violation, or \$1,000 in the aggregate.

(a) An association may suspend, for a reasonable period of time, the right of a unit owner, or a unit owner's tenant, guest, or invitee, to use the common elements, common facilities, or any other association property for failure to comply with any provision of the declaration, the association bylaws, or reasonable rules of the association. This paragraph does not apply to limited common elements intended to be used only by that unit, common elements needed to access the unit, utility services provided to the unit, parking spaces, or elevators.

(b) A fine or suspension levied by the board of administration may not be imposed unless the board first provides at least 14 days' written notice to the unit owner and, if applicable, any tenant, licensee, or invitee of the unit owner sought to be fined or suspended, and an opportunity for a hearing before a committee of at least three members appointed by the board who are not officers, directors, or employees of the association, or the spouse, parent, child, brother, or sister of an officer, director, or employee. The role of the committee is limited to determining whether to confirm or reject the fine or suspension levied by the board. If the committee does not approve the proposed fine or suspension by majority vote, the fine or suspension may not be imposed. If the proposed fine or suspension is approved by the committee, the fine payment is due 5 days after notice of the approved fine is provided to the unit owner and, if applicable, to any tenant, licensee, or invitee of the unit owner. The association must provide written notice of such fine or suspension by mail or hand delivery to the unit owner and, if applicable, to any tenant, licensee, or invitee of the unit owner.

(4) If a unit owner is more than 90 days delinquent in paying a fee, fine, or other monetary obligation due to the association, the association may suspend the right of the unit owner or the unit's occupant, licensee, or invitee to use common elements, common facilities, or any other association property until the fee, fine, or other monetary obligation is paid in full. This subsection does not apply to limited common elements intended to be used only by that unit, common elements needed to access the unit, utility services provided to the unit, parking spaces, or elevators. The notice and hearing requirements under subsection (3) do not apply to suspensions imposed under this subsection.

(5) An association may suspend the voting rights of a unit owner or member due to nonpayment of any fee, fine, or other monetary obligation due to the association which is more than \$1,000 and more than 90 days delinquent. Proof of such obligation must be provided to the unit owner or member 30 days before such suspension takes effect. A voting interest or consent right allocated to a unit owner or member which has been suspended by the association shall be subtracted from the total number of voting interests in the association, which shall be reduced by the number of suspended voting interests when calculating the total percentage or number of all voting interests available to take or approve any action, and the suspended voting interests shall not be considered for any purpose, including, but not limited to, the percentage or number of voting interests necessary to constitute a quorum, the percentage or number of voting interests required to conduct an election, or the percentage or number of voting interests required to approve an action under this chapter or pursuant to the declaration, articles of incorporation, or bylaws. The suspension ends upon full payment of all obligations currently

due or overdue the association. The notice and hearing requirements under subsection (3) do not apply to a suspension imposed under this subsection.

(6) All suspensions imposed pursuant to subsection (4) or subsection (5) must be approved at a properly noticed board meeting. Upon approval, the association must notify the unit owner and, if applicable, the unit's occupant, licensee, or invitee by mail or hand delivery.

(7) The suspensions permitted by paragraph (3)(a) and subsections (4) and (5) apply to a member and, when appropriate, the member's tenants, guests, or invitees, even if the delinquency or failure that resulted in the suspension arose from less than all of the multiple units owned by a member.

Moving & Delivery of Large Items

- All move-ins and move-outs or large deliveries must be scheduled with the office in advance and insurance certificates are required to be on file prior to any move-in or move-out.
- All move-ins and move-outs or large deliveries must take place Monday - Friday, between the hours of 8:00A M. AND 4:30P.M.
- No move-ins or move-outs will be permitted on the following legal holidays; New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving, Christmas Eve, Christmas, or New Year's Eve.
- All moves must use the service elevator and no furniture may be left in the hallways. After delivery, all boxes, containers, and packing must be removed from the property.
- Moving trucks/ vans must be a straight box truck no longer than 28 ft. in length. No tractor trailers are allowed on the property and will be required to park off the property to off load . Arrangements must be made for transport between the truck and your residence.
- Movers will be responsible for any damages to the common areas.

Noise

Community living requires more consideration of your neighbors than single family living does; please be conscious of noise and activities that may affect surrounding neighbors at all times.

To ensure the comfort and peace of mind of all residents; noise should be kept to a minimum during the hours of **11:00 p.m. and 8:00 a.m.** Radios, stereos, televisions and musical instruments must be played at a low volume during these hours.

Please be considerate of others in our community and try to avoid dragging your chairs or rolling your suitcases across bare floors, especially late at night and early in the morning. These kinds of sounds do travel through our reinforced concrete floors and walls. When having family or guests, visit, please remind them as well. Your neighbors will thank you.

Common Areas

Shoes and shirts are required in the Clubhouse (excluding the men and ladies' spa), the tower lobbies, elevators, stairways and all parking areas. A cover up is required over swimsuits in all such areas.

The sidewalks, entrances, passages, vestibules, elevators, lobbies, halls, and service hallways of the common elements shall not be obstructed, or used for any purpose other than for ingress and egress of the condominium property; nor shall any carts, bicycles, carriages, chairs, tables or any other similar objects be stored therein. The personal property of residents must be stored in their respective residences or storage units.

Food and beverages may be consumed only in those parts of the common areas that are specifically designated for such purposes. All persons are responsible for leaving the area used in a clean condition. Outside, food and beverages are allowed only in the Court of Palms and Pool Pavilion. No glass is permitted in these areas.

Parking

Unit owners and tenants should park only cars and motorcycles in their assigned parking space (s) in the parking garage.

All plaza level spaces are for short term parking by visitors, owners and delivery vehicles. Overnight parking is prohibited. According to Fire Department regulations, parking is prohibited on the plaza level except in these designated parking spaces.

Commercial vehicles, trucks, campers, trailers, mobile homes, motor homes, boats, or similar vehicles may not be parked on common areas of the condominium property except service, commercial, and delivery vehicles during the time they are actually performing service or deliveries.

Motor vehicles shall not be parked or stored for more than five (5) continuous days in any outdoor parking space adjacent to the North or South Tower. Vehicles that will not be moved for five (5) or more days must be parked either in the Owner's assigned space in the garage or in the large parking lot in the northeast corner of the property, to the east of the tennis courts.

Bicycles / Mopeds / Motorcycles

All bicycles must be registered with the office and issued a bike decal which must be placed on the bike. Bikes without a decal are subject to removal and disposal.

When not in use, all bicycles must be placed in one of the bicycle storage rooms on the garage level. Bicycle users are responsible for their own bicycle security. Bicycle riders must obey all governmental laws, ordinances and regulations set forth by the Town of Longboat Key.

Mopeds and motorcycles are to be operated only on the main access road for ingress and egress to the parking garage. Motorcycle engines must be operated with a muffler system in good operating condition to minimize the noise factor. They must be kept in parking spaces assigned to the unit owner or in a storage locker.

Storage Unit

Each residence is assigned one storage unit, which is located at the garage level. Nothing should be placed in a storage unit which may create a fire hazard, become infested, or be subject to spoilage. Per Fire Department regulations, nothing should be stored on top of the storage cages.

Access to the storage unit is controlled by the resident's fob. Residents are responsible for providing their own locking device for their individual storage unit.

The Association accepts no liability for theft or damage to any personal items in these storage units and will not provide cleaning maintenance to the interior of any storage unit.

Terrace/ Balconies

Unit owners/tenants may not plant, place or maintain any plant or landscaping outside a unit except upon prior written approval of the Board of Directors. No debris should be thrown or swept off of the balconies.

Smoking

Smoking is prohibited in the Clubhouse, gatehouse and in the tower lobbies, corridors, elevators, stairwells and pool deck.

Grills

Electric, gas, propane, charcoal grills or other cooking devices cannot, under any circumstances, be used on terraces or balconies. The gas grills located in the Courts of Palms are the only permitted grills and are available for owner / resident use.

Resident Directory

A directory of homeowners and residents will be maintained, including names, phone numbers and email addresses, supplied at the discretion of the owner. This directory is intended to assist residents in getting to know each other and is not for commercial use. Residents are urged not to provide the directory to anyone who might use it for purposes other than the stated intent.

Solicitations

There may be no solicitation in any buildings or common areas unless the Association Manager specifically authorizes them.

Obstructions

Fire Codes prohibit the obstruction of stairways, unit entries, elevators, corridors and other common areas of travel and are to be kept free of any objects/materials which are unsightly or hazardous.

Destruction of Property

Residents will be held financially responsible for destruction, damage, or defacement of buildings, elevators, facilities and equipment caused through their own acts or the acts of their tenants, guests, contractors, caterers, suppliers or persons acting on their behalf.

When Leaving Your Unit

When leaving The Water Club for more than two weeks, please do the following in order to protect your unit, and your neighbors' units during your absence.

- All electric circuits should be left on as smoke detectors are deactivated when current is off.
- Set a/c thermostat to desired temperature (78 is recommended). If you have a humidifier, set humidistat to desired setting (60% is recommended).
- Turn off your hot water heater and main water valve in your unit, if you need assistance, let your Concierge know.
- Remove all balcony furniture. **Nothing should be left on balconies.**
- If your unit is alarmed, advise the Concierge of the code in case of accidental alarm or necessary emergency entry. All alarm codes are kept in strict confidence.
- Cars left on the property must be in your garage space, or the North lot. Be sure a key is in the Association Office in case of an emergency.
- Make sure the office has your current contact information. If you will be out of the country, leave an alternate number and name of someone authorized to act in your behalf.
- Please make sure you have provided the Office with a list of anyone who should be allowed access to your unit while you are away and instructions regarding this access.
- If you would like your unit made ready for your return, contact your Concierge prior to your return.
- If leaving for the season, please empty your ice maker, and remove all perishables from the refrigerator and freezer in the event of an extended power outage.

Unit owners may keep in their unit up to a total of either two dogs or two cats or one of each provided each is less than 35 pounds. In addition to the two permissible dogs or cats, a unit owner may keep a fish aquarium and/or domestic birds in the unit, so long as they do not interfere with the peaceful enjoyment of the other residents.

Immediate family of owners staying in an owner's unit may also bring a pet as long as there are no more than a total of two dogs or cats in a unit at any given time and all other pet restrictions are adhered to. Immediate family is defined as the Owner's spouse, parents, siblings, children, and grandchildren.

Neither guests nor tenants of owners may bring a pet onto the Water Club premises.

All pets must be registered with the office and licensed per the ordinances of the town of Longboat Key, Chapter 91.10.

Pets shall be leashed and under control at all times when outside their owner's unit. No pets shall be allowed to roam free upon the condominium property or otherwise become a nuisance to the other Unit Owners. No animal may be leashed to any stationary object on the Common Elements or left unattended at any time on the balconies or patios. Owners are responsible for picking up and disposing properly of any animal wastes. Owners are also responsible for any damage or physical injury their pet may cause.

If, in the opinion of the Board, a permitted pet has become a nuisance, the condominium's documents grant the Board the right to require the pet to be removed permanently from the condominium property upon seven days written notice to the unit owner.

In compliance with local ordinances, pets are not allowed in the swimming pool area or on the beach.

Selling Your Unit

All sales agreements must be approved by the Board of Directors prior to closing. Purchase application packets can be obtained from the Water Club office. Completed applications should be submitted for the required approval a minimum of 30 days before approval is required. Along with the purchase application, a nonrefundable fee of **\$100.00** payable to the Water Club Condominium Association and a copy of the sales contract must be submitted. Closing may not take place until the application has been approved. Background and credit checks will be conducted on all purchasers.

Leasing Your Unit

A unit is considered to be leased when the Owner is not in residence and the Owner receives payment for use of the unit by someone who is not a family member (see "Guests," below). No unit may be leased for a period of less than 90 days and units can only be leased once in any twelve (12) month period.

All leases must be approved by the Board of Directors prior to occupancy. Lease application packets can be obtained from the Water Club office. Completed applications should be submitted for the required approval a minimum of 30 days before the start of the lease. Background and credit checks will be conducted on all prospective tenants.

A nonrefundable lease application fee of \$100.00 and a separate check of \$250.00 for refundable common area damage deposit, both made payable to the Water Club Condominium Association, must be submitted with the lease application along with a copy of the lease agreement. The common area damage deposit will be returned at the end of the lease period if no damage to common areas has occurred.

Returning tenants must re-apply for each lease term, including the payment of the application processing fee. Tenants may not loan or lease their unit and are not permitted to have pets.

Guests

A **"guest"** is someone visiting when the Owner is in residence. It is up to the Owner to provide fobs to guests if desired. All guests must adhere to the rules and regulations of the Water Club. Guest brochures may be obtained from the Concierge. It is the owner's responsibility to make their guests aware of the rules and regulations. **Daytime visitors may not use the common facilities if the owner/tenant is not in residence.**

To facilitate easy arrival, residents who are expecting **guests** should notify the gatehouse giving the resident's name, unit number, guest's names (s) and arrival time.

If a guest will be staying overnight, prior to the guest's arrival, residents should notify the Concierge desk, in writing, of the following:

- ° Names of guests.
- ° Relationship of guests to owner.
- ° Names and number of children, if any.
- ° Expected date of arrival.
- ° Expected date of departure.
- ° Car make and model and license plate number, if applicable.

No guest shall be admitted to the premises without such notification. Guests of owners are not permitted to bring pets onto the premises.

Loaning of Units

Units may be loaned when the Owner is not present. Per the 2007 Amendment to the Condominium Declaration regarding the Leasing & Loaning of a Unit, loan of a unit shall occur when a unit owner permits other person(s) to occupy the unit while the Owner is not occupying the unit, so long as the unit owner receives no payment in connection with the occupancy of the unit. The entire unit must be loaned as loaning of only a portion of the unit is prohibited. Loaning of a unit by a unit owner is subject to the following restrictions:

- ° A unit may be loaned to a member of the unit Owner's immediate family at any time and for any period of time, provided, however, that one member of the party is at least 21 years of age. Immediate family is defined as the unit owner's parents, siblings, children, and grandchildren.
- ° A unit may be loaned to persons other than immediate family members no more than twice each calendar year and for no more than fourteen (14) days, in the aggregate, in any 12-month period.
- ° Any unit owner desiring to loan a unit shall notify the Association in writing prior to the time of the loan. The notice shall include the name of all persons to whom the unit is being loaned (hereinafter referred to as the occupant); the relationship, if any, of the occupant to the unit owner; the dates of the loan; and any other information that may be required by the Association.
- ° The unit owner shall be responsible for the conduct of the occupant, and for ascertaining that the occupant complies with all the Association's restrictions, rules and regulations. The unit owner shall also be responsible for any damage to the Condominium property incurred due to the negligence of the occupant.

Occupancy

No unit Owner of The Water Club, Owner's tenant, Owner's guest or any other occupant of a condominium residence, shall use it for any purpose other than as a single-family residence. No occupant shall make use of a unit which violates any laws, ordinances or regulations of any governmental body. Overnight occupancy of a unit shall not exceed eight persons without prior written consent from the Association. Consult the Declaration of Condominium for additional use restrictions.

Concierge Services

One of the truly great things about living at the Water Club is the availability of fantastic concierges in the towers. Because there are often questions about what services are included in the concierge job description, here's a summary of what you can expect.

Hours

Monday Through Friday: 8:00 a.m. to 8:00 p.m. (Note that there are two concierges on duty from 10:00 a.m. to 6:00 p.m.)

Saturday, Sunday and Holidays: 10:00 a.m. to 8:00 p.m. (One concierge on duty.)

Services

Making Deliveries: You will be notified by email when a package, envelope, laundry, flowers and the like has been delivered. Delivery of the item will be made to your elevator foyer during the day as time permits. For an urgent delivery, you may request a special trip.

Handling Mail: When you're not at the Water Club you can request the concierge to collect your mail and forward to you at your expense.

Outgoing Pickups: Your concierge will hold your packages, laundry etc. for pickup. All packages must be pre-paid.

Selling Stamps: Stamps are available for sale.

Assisting with loading or unloading: Your concierge will help you with loading or unloading your vehicle at the plaza level.

Providing Information: The Water Club maintains a list of recommended service providers and concierges are happy to provide information about local services, including housekeepers, taxis, shopping, restaurants, service companies, babysitting. Of course, the Water Club cannot be responsible for this advice.

Providing Access: There are times when you must grant access to contractors, service people and housekeepers in your absence. With proper authorization the concierge will provide a service key to your unit. The concierge cannot stay with service or delivery personnel and shall not be held responsible for any issues that may arise.

Escorting your Guests: The concierge will escort your visitor to elevators and key them up to your elevator foyer, with proper authorization.

Reserving Amenities: The concierge will reserve amenities on Water Club property (e.g., massage rooms, barbecue grills) as requested. (For faster service, please use waterclubresidents.com)

Assisting with delivery of your vehicle: The concierge will direct delivery personnel the right parking space. (Note that concierges are not permitted to pick up cars or provide rides to car delivery personnel during their Water Club shift.)

Preparing your unit for your arrival: The concierge will turn on the water and hot water heater and adjust thermostat in your unit prior to your arrival if requested.

Concierges are not permitted to perform other services during their Water Club hours. Please don't ask them to do so. This includes: grocery shopping, dog walking, auto pickup or delivery and other personal errands. Separate arrangements made be made for such services during the individual's personal time. Remember, the concierges provide service to 172 units.

Unit Inspections

For absences for more than two weeks, the Concierge will inspect your unit twice per month while you are away. Please make sure a completed **Residence Inspection Form** is on file. This inspection will include:

- Check doors and windows.
- Checking thermostat setting.
- Humidistat setting, if applicable.
- Check for insects.
- Flush toilets, if equipped with lever valves at shutoff.
- Look for indications of water damage from either plumbing or storm leaks.
- Check refrigerator operation.

The Association assumes no responsibility for damages and liability. Discrepancies will be brought to your attention immediately.

Mail is delivered by the U.S. Post Office once daily, Monday through Saturday to your assigned mailbox in the mailroom.

Residents pick up their own mail from their individual mailboxes located in the lobby. Special delivery, registered and insured mail will be announced by the concierge and may be picked up at their desk.

If you are away, packages will be delivered to your unit and left in your elevator lobby.

Arrangements can be made to forward mail periodically via carrier of your choice at owner's expense, or Residents who may contact the local post office to have mail forwarded or held at the postoffice.

The South Tower address is:

1241 Gulf of Mexico Drive, Longboat Key, FL 34228

The North Tower address is:

1281 Gulf of Mexico Drive, Longboat Key, FL 34228

Be sure to include your unit number on all correspondence.

Small Package Deliveries

The concierge may sign for your packages if required, and you will be notified when a package arrives. Federal Express, UPS and other small packages are held in the package room in the lobby near the concierge desk and will be delivered twice daily to the elevator foyer of the unit.

Laundry/ Dry Cleaning Valet

Contact the concierge to arrange for pick-up and deliveries of laundry and dry cleaning.

Pest Control

Pest control service for the interior of the units is provided on the 2nd Monday on following schedule:

South Tower:

January/ March/ May/ July/ September/ November

North Tower:

February/ April/ June/ August/ October/ December

Pest control service is provided for the perimeter of the buildings every 4th Monday. Residents can contact their Concierge at any time should they have a pest situation between treatments. These service calls are included in our contract.

Window Cleaning

The Association has contracted to clean the inaccessible exterior windows of the units four times a year. Cleaning takes place January/ March/ June/ October (Weather Permitting)

Grocery Carts/ Luggage Racks/ Flatbed Carts

Grocery carts, luggage racks and flatbed carts are located in the cart storage rooms located on the garage level of each tower. After use, all equipment should be promptly returned to the ~~storage~~ room.

Lost & Found

Lost personal items which are found and turned into the Association are kept by the clubhouse concierge. Residents are requested to report all lost valuables immediately. The Association will not be responsible for any items left in the common areas by a resident. Unclaimed lost items turned into the Association may be donated by the Association to a local charity at any time after 90 days. Prior to donating, the Association will make every effort to return the item to its owner.

Car Wash

A car wash area is located on the southeast corner of the south tower, and the northwest corner of the north tower parking lots. A hose with nozzle is located in the car wash area. All refuse, waste paper, cigarette butts, cans, etc. must be removed. Hours for the car wash area are 9:00 a.m. to 4:45 p.m., Monday through Friday.

Commercial Car Washing on Property

Car washing by professional detailers shall take place during the regular car wash hours as listed above and be performed at the car wash area. Notify the Gatehouse (387-7719 ext. 4) in advance to arrange access.

All rules pertaining to the car wash area should be adhered to by detailers.

- All detailer's vehicles must be parked in designated spaces.
- All detailers must present to the Association of a minimum \$1 million liability insurance coverage and workers compensation coverage.
- All detailers must be dressed in shirt and pants/shorts.
- No amplified sounds, such as radios or tapes, may be played.
- No more than 2 (two) unit owners, guests, or tenants' vehicles may be detailed in the area at one time.

Office Services - available during the regular business hours of 8:30 a.m. to 5:00 p.m.

Copier, fax and Notary services are available to residents at no charge.

Document shredders are located in the Conference Room of each tower.

Conference Rooms are available in each Tower for private meetings and can be reserved through the website or by contacting your concierge.

Additional access devices (keys, fobs, gate access) are available to purchase - please contact the office.

Clubhouse and Common Area General Rules:

Shoes and shirts are required in the Clubhouse (excluding the men's and ladies spa), the North and South Tower lobbies, elevators, stairways and all parking areas. A cover up is required over swim suits in all areas.

All children under 12 (twelve) years of age must be accompanied and supervised by a responsible adult when entering and/or using any of the clubhouse facilities' including, but not limited to: the billiard room, the locker room, the fitness room, the sauna, the whirlpool and the steam room; except Clubhouse restroom facilities.

Clubhouse Reservations:

The various areas of the Clubhouse can be reserved by Owners for various functions.

The Clubhouse reservation packet which contains complete instructions and responsibilities can be requested through the Water Club office. A refundable per facility deposit is required with submission of application. Clubhouse facilities will be confirmed only upon receipt of complete paperwork, deposits and Board approval.

Clubhouse cannot be used by a resident for civic, charitable or commercial functions, such as any affiliations with schools, churches, agencies, groups or organizations, etc. The Owner shall not assign this Agreement or any of the rights granted to Owner herein nor shall Owner allow any of the above-designated facilities to be utilized by any outside individual(s), agencies, groups or associations.

Owner agrees he/she will quietly surrender possession of the facility by 12:00 midnight, or later, with special written approval. Owner will cause his guests to abide by any and all rules now established or that may be established by the Association and Owner will ensure the domestic tranquility of other unit Owners at all times while in the possession of the facility.

Use of the areas directly outside the facility for a function requires a deposit on that area and approval by the Association. Owner agrees to contain their function solely within the confines of the "contracted" facility.

A written alphabetized list of reception guests for any large functions must be provided to the Office prior to the function so gate entry can be established and parking arrangements can be made.

Guest parking for functions held in the Clubhouse will be limited to the outside parking spaces. **More than 10 cars at a function require valet parking and then the area to park will be assigned by the manager.** (Note: caterers' trucks can use the fire lane for loading and unloading only).

Valet Parking for Receptions held in Owner's Unit

Valet parking will not be provided by the Association. A unit Owner must provide "valet parking" for any private reception or event held in their unit if more than 10 (ten) cars are anticipated. The office can provide contact information for area "valet parking" vendors.

The **Clubroom** is located on the 1st floor of the Clubhouse. Ping pong and billiards are available, along with a large screen television with surround sound.

The **Court of Palms** is located outside and adjacent to the 1st floor clubroom. Tables and chairs, along with a fire pit (seasonal & weather permitting) are located here for casual gatherings. The gas grills for resident use are located in this area also.

The **Library** is located on the 2nd floor of the Clubhouse. Books are available to borrow and residents are encouraged to recycle books into the library.

The **Sunset Lounge** located on the 2nd floor of the Clubhouse has a bar area with stools, tables and chairs. A wall mounted television completes this space which can be used for social gatherings or the viewing of ball games.

The **Dining Salon** located on the 2nd floor of the Clubhouse is equipped with a conference table and can be used for conference calls, card playing or small luncheons.

The **Kitchen** located on the 2nd floor of the Clubhouse is adjacent to the Terrace Room and is available for private events that require catering service.

The **Terrace Room** located on the 2nd floor of the Clubhouse can be used for large private events. There are two outdoor terraces adjacent to this room.

Beverage Lockers - each unit owner has a pre-assigned beverage locker conveniently located adjacent to the Sunset Lounge. One key is provided each owner. A service fee will be charged for the replacement of keys. The Association accepts no liability for theft or damage to the contents of any locker.

Fitness/ Spa Facilities

The hours for the fitness room and men's and women's spas, located on the first floor of the clubhouse are 6:00 a.m. to 11:00 p.m. A fob is required for entry to both spas at all times. The fitness room is supervised by the Clubhouse Concierge. The exercise equipment is cleaned daily. As a courtesy, everyone using the equipment is asked to leave the equipment in a clean and sanitary condition. Appropriate exercise attire, including shirts and proper shoes are required to use the fitness facilities.

The Association will not be responsible for any injury as a result of use of the exercise equipment. It is advised that each resident and/or guest seek medical advice from a qualified medical consultant regarding ability and stamina as it relates to the use of the equipment provided. Saunas, steam rooms and whirlpools are located in both the men's and the women's spas. Care should be taken in using them. A good rule is no more than 15 minutes per use.

- Guests must sign a waiver with the Clubhouse Concierge before using any of the fitness equipment, and sign in daily before each entry to the fitness facilities and agree to follow all posted rules.
- Owners are not required to sign in each time they use the fitness room, once they have a waiver on file.

Fitness Center Rules:

- Children under 12 years old are not permitted to use the equipment.
- Children 12- 16 can use the equipment only if an adult is present.
- Appropriate exercise attire, including shirts and proper shoes are required to use the fitness facilities / no bathing suits.
- Allow others to "work in" when using equipment.
- 30-minute time limit on aerobic machines when others are waiting.
- Wipe down equipment after use.
- Return free weights to proper rack.

Personal Treatments / Masseur

All massage, nail appointments, facials, etc. to be performed in the clubhouse spa treatment rooms will be scheduled with the Clubhouse Concierge.

Personal Trainers/ On-Site Instruction

Professional instructors, such as tennis instructors, massage therapists, or personal fitness trainers using the Water Club facilities must register with the Association Office, and must provide proof of liability insurance coverage, prior to providing their services to Water Club owners or residents.

Personal trainers are the sole responsibility of the unit owner/resident.

Tennis Court Reservations

- Reservations for courts are on a first request basis and may be reserved via the website, or by calling the Concierge.
- At least one resident, house-guest or immediate family member must play in the game.
- In order for courts to be available to residents that wish to play, courts may be limited to one court per unit, per time slot, during busier times of the year.
- If residence is leased, the lessee or his guests may use the facilities to the exclusion of the owners.
- Reservations are available in one-hour increments.
- Players not appearing within 10 minutes of start time forfeit their reservation.
- At the end of your time, if no other players claim your court, play may continue.
- ****Reservations are required for night play. Courts close at 10:00 p.m.

**PLEASE BE CONSIDERATE OF YOUR NEIGHBORS:
IF YOU WILL NOT BE ABLE TO KEEP YOUR RESERVATION
PLEASE CANCEL BY CALLING THE
CLUBHOUSE CONCIERGE - 387-7719 x 3**

General Rules

- Please use gate nearest your court for entering or leaving.
- Do not walk across another court.
- Players only, are permitted on the tennis court.
- No food or smoking will be permitted on the courts.
- A lowered tennis net indicates court is out of play.
- Please use brushes and washes provided to remove the clay from your tennis shoes after playing.
- Children under 12 years of age must be accompanied at all times by a responsible adult.
- Proper attire (defined as USLTA approved white or colors) must be worn at all times on the courts. Smooth soled tennis shoes are required. Tennis shirts must be worn.
- The use of any and all pickle ball equipment is prohibited on the tennis courts at all times.

Tennis Court Lights

The tennis court lights are controlled by the Access Control or Concierge. Please notify them 15 minutes prior to court use to illuminate the lights.

******No night time playing is permitted during Sea Turtle Season
(May 1 through October 31)
Due to lighting restrictions in place.**

Swimming Pools, Whirlpool and Beach

All persons using the pools and beach **DO SO AT THEIR OWN RISK**

Please obey all posted signs in these areas and familiarize yourself with the following rules:

- Pool, whirlpool and tot pool hours are 8:00 a.m. to 10:00 p.m.
- Lifeguards are not provided.
- Children under 12 must be accompanied and supervised by a responsible adult regardless of the child's ability to swim.
- Infants and persons who are in diapers or not toilet trained are prohibited from using the swimming pool. They must wear protective covering over diapers when using the tot pool.
- Children under 6 are not permitted in the whirlpool, and older children under 12 are permitted only with close adult supervision. Regardless of age, careful monitoring of the time spent in the whirlpool is very important.
- Do not remove pool furniture from the pool deck or umbrellas on the beach.
- Chairs, lounges, or tables may not be reserved and are available on a first come first served basis and should be returned to their original place.
- Remove beach sand before entering the pool area and shower before entering the pool.
- Towels from the spa/ clubhouse area are for use in those areas only and should not be taken to the pool or beach.
- Under Florida State law, food and beverage are not permitted within four feet of any swimming pool and glass containers are not permitted within 50 feet of any swimming pool. Under Water Club rules, food is not permitted on the pool deck except under the covered pergola at the north end of the pool area.
- No smoking is permitted in or around the pools.
- No running, unnecessary noise, or disturbances, including ball playing, which interfere with the normal use of the pool or pool area is permitted. This includes the grassy areas adjacent to the Clubhouse.
- For the quiet enjoyment of all our residents, radios may be played only through headphones or at a low volume level; therefore, *children's games such as Marco Polo are not permitted.*
- No oversized rafts or floats are allowed in the pool. Play equipment is permitted in the pool area as long as it does not interfere with the convenience and quiet enjoyment of other guests.
- Sunbathers should protect chaises and chairs with a beach towel. Suntan oil and lotion cause damage to furniture.
- Remove towels and possessions when leaving pool. Lost & Found is located at the Clubhouse Concierge Desk.
- Proper bathing attire should be worn at all times.
- No pets are permitted in the pool area.
- Use trash containers for all debris.

Dune Walkover

Access to the beach from The Water Club is via the dune walkover. All other areas are designated beach preservation reserves and must be protected from foot and vehicle traffic. When returning from the beach each resident or guest is encouraged to use the shower provided to reduce the amount of sand brought onto the pool deck area. Gate access to the pool area from the beach and dune walkover requires the use of your fob.

Sea Turtle Season is from May 1st through October 31st.

Chaise Loungers & Umbrellas

During Sea Turtle season, any chairs previously placed west of the dunes will be removed. Umbrellas may or may not be left in place depending on current Longboat Key Code Enforcement policies. If you pull the chairs from the back to the front of the dunes or to the water, please bring them back behind the dunes when you are finished to avoid any potential Code Enforcement Fines.

On nesting beaches, light from waterfront properties can disorient nesting female turtles and their young, which emerge at night and use dim natural light to find the sea. Also, beach furniture, trash and other obstacles can impede sea turtles and their young.

Here are some "do and don't" tips to keep our beaches turtle-friendly:

- DO stay away from sea turtle nests marked with yellow stakes and tape, and seabird nesting zones that are bounded by ropes.
- DO remain quiet and observe from a distance if you encounter a nesting sea turtle or hatchlings.
- DO shield or turn off outdoor lights that are visible on the beach from May through October.
- DO close drapes after dark and stack beach furniture at the dune line or, ideally, remove it from the beach
- DO fill in holes that may entrap hatchlings on their way to the water.
- DON'T approach nesting turtles or hatchlings, make noise, or shine lights at turtles.
- DON'T use flashlights, head lamps or fishing lamps on the beach.
- DON'T encourage a turtle to move while nesting or pick up hatchlings that have emerged and are heading for the water.
- DON'T use fireworks on the beach.

Report stranded sea turtles and marine mammals:

Mote Marine Laboratory's Stranding Investigations Program responds 24 hours a day seven days a week to reports of sick, injured and dead marine mammals and sea turtles for animals in Sarasota and Manatee County waters.

Within Sarasota or Manatee County waters, if you see a stranded or dead dolphin, whale or sea turtle, please call Mote's Stranding Investigations Program, a 24-hour response service, at (941) 988-0212.

Lighting Restrictions

Stricter lighting guidelines are in place, patio or balcony lighting must be replaced with Florida Fish and Wildlife approved bulbs. These bulbs are available for purchase through the office at \$ 24.00 each and can be installed by our Maintenance Staff. Please make sure blinds / drapes are closed after dark to avoid being issued a violation from the Town of Longboat Key.

Fire Pit Rules & Regulations

The Fire Pit in the Court of Palms is a gathering place for owners to relax, unwind, and socialize with their friends and neighbors.

- !• Hours are Noon to 10:00pm
- !• The Fire Pit area is for adult use only, 18 years of age and older.
- !• Sounds travels, please be considerate of your neighbors.
- !• The Fire Pit is not intended for any type of food preparation.
- !• Use of the Fire Pit is at your own risk.
- !• Please follow the instructions below for lighting the Fire Pit.
 1. Turn on propane gas tank.
 2. Use the battery-operated ignitor.
 3. When finished, please turn the fire and propane gas tank off.

Fire Pit Operating Procedures

Lighting:

1. Read all instructions before lighting.
2. The control knob must be in the "OFF" position.
3. Lift the table top and open the propane tank by turning the knob counter-clockwise to open.
4. Press and hold the larger control knob while pressing and holding the smaller igniter button.
5. Release control knob after 45 seconds.
6. If ignition does not occur in 45 seconds, push and turn control knob to "OFF", wait 5 minutes fan with a newspaper or magazine and repeat lighting procedure.
7. If igniter does not light burner - Do Not Use and contact the Concierge.

Turning Off:

1. Turn and push the control knob clockwise to the "OFF" position.
2. Lift the table top and turn the propane tank clockwise to close.

Construction / Renovations

The rules and regulations regarding the renovations of, or construction in a unit are in place to ensure an amicable relationship among Water Club Management, Owners, Residents, and outside service personnel who provide services on the Water Club property. Your cooperation is appreciated in following these procedures. Any questions or requests for exceptions must be directed to the General Manager. Unit owner should request the construction application packet from the office. Please refer to the construction packet for detailed information and rules that contractors must follow.

Construction and renovation work in units is NOT permitted between November 1 and April 30.

Construction work is defined as any work that is a nuisance to residents of the Water Club either because of noise, dirt or other disruption. This specifically includes, but is not limited to:

- Demolition of any type or scope in any room, including foyer, baths, and kitchens
- Removal of any wall or portion of a wall
- Removal of flooring of any type.
- The hanging or taping of sheetrock
- The installation of cabinets or vanities
- The installation of countertops
- The installation of flooring, with the exception of carpeting if said carpeting requires the installation of more than a total of 20 feet of tack strips
- Replacement of bathroom or kitchen fixtures
- Window coverings of any type if drilling is required for their installation
- The installation of wind shutters

From November 1 through April 30 no contractor will be permitted entrance to the Water Club property to perform construction or renovation work inside a unit.

No service, delivery, or construction work (other than emergency work) will be permitted on Saturday, Sunday, or the following legal holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving, Christmas Eve, Christmas, or New Year's Eve.

Hours of Permissible Activity:

Workers may arrive at the property at 8:00 AM; however, no noise may begin before 9:00 AM.

All contractors/vendors must sign out by 4:45 PM and leave the property by 5:00 PM. Failure to do so may result in a fine of \$250.

IMPORTANT:

The Water Club floors/ceilings are post-tension design. The stressed cables are placed in the floor/ceiling slabs which eliminate many columns required in other building systems, thus affording more "open" space. Because of the post tension system, installation of ceiling mounted track lighting, drapery rods, "swag" lights, ceiling fans or any floor penetrations must use anchors that penetrate no more than 5/8". All vendors/ handymen should be made aware of this important information and all floor and ceiling penetrations must be approved by the office.

Flooring Installations

Tile/wood/marble floor contractors must check with the General Manager before starting any work. All wood, ceramic tile, marble or other floor covering installed in a unit or terrace above the Plaza Level (first floor), must be set on a sound proofing bed approved by the General Manager. Sound proofing shall have an ITC rating of less than 67. ProFlex 90 is the preferred sound proofing product.

This requirement shall not apply to units or terraces on the Plaza Level.

No additional floor covering may be placed by the resident in the common areas, including the immediate area outside the unit's service entrance except for small mats.

Interiors

Unit owners may fasten light fixtures, shelving, pictures, mirrors, objects of art, and similar household items to the interior walls of a residence, provided they may be removed without substantial damage to the common wall structure. Care should be taken by unit owners to ascertain those walls which are party and/or common walls prior to affixing any object/element to those walls. No electronic devices or equipment may be installed or permitted in any unit which interferes with the television or radio reception of another unit. No exterior antenna shall be permitted on the Condominium property that does not conform to current FCC regulations.

Exterior Appearance

Residents are not permitted to:

- Paint or otherwise change the appearance of the exterior of the unit, building or any exterior wall, door, window, screen, patio, balcony, terrace or any other exterior surface.
- Place any awnings, sunscreen, or blinds on any terrace or exterior surface or opening.
- Place any draperies, blinds or curtains at or over the windows or doors of any unit without a solid, lightcolor exterior liner.
- Tint, color or otherwise treat or apply anything to any window or door which will adversely or materially change or affect the uniform exterior appearance of the building.
- Erect or install any exterior decorations or signs.
- The addition of any terrace lighting, and or fans must be approved by management.

Delivery & Service Providers

- The concierge should be notified in advance of scheduled service calls. The Association cannot assume responsibility for admitting tradespeople to any unit in the absence of the resident, unless prior notice has been given the Manager or Concierge.
- Workers may arrive at the property at 8:00 AM; however, no noise may begin before 9:00 AM.
- All service providers or vendors must sign out by 4:45 PM and leave the property by 5:00 PM. Failure to do so may result in a fine of \$250.

No service, delivery, or construction work (other than emergency work) will be permitted on Saturday, Sunday, or the following legal holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving, Christmas Eve, Christmas, or New Year's Eve.

Service/ Utility providers such as FPL, Comcast, Frontier, or the Town of LBK water department are to be admitted for emergencies at any time.

Emergency Repairs

Any emergency (i.e., water leaks, electrical shorts, etc.) should be immediately reported to the Manager's office or after hours to the gatehouse, or the concierge.

Air Conditioning Equipment Maintenance

The cost and expense of maintenance, repair, service, and replacement of heating and air conditioning equipment is the responsibility of the individual unit owner. However, the cost and expense of maintenance, repair, service and replacement of lines and conduits running from heating and air conditioning equipment to the units being served by such equipment shall be the responsibility of the Association.

Sanitation

Owners, residents, tenants and their guests are not to accumulate rubbish, refuse, garbage or trash in places other than the receptacles provided. Residences and public areas will be kept in a clean and sanitary condition at all times.

All garbage, trash or refuse is to be placed in tied waterproof plastic bags or similar containers and disposed of in the trash chute. Loose trash cannot be deposited into the trash chute. Any item, such as hangers, wires, and boxes of any kind should not be placed in the trash chute.

The trash chutes may be used only between 8:30 a.m. and 10:00 p.m.

Boxes from deliveries should be broken down by the Owner or resident and placed in the service hallway. Concierge should be notified so maintenance can remove and dispose of boxes.

Residents will not allow any item to fall or be thrown from windows, doors, terraces or balconies. No sweepings shall cause debris to be dropped from a balcony, terrace or a residence onto corridors or other common elements.

Garbage Disposal No No's:

Grease - For the most part, garbage disposal systems can handle liquids. The problem with grease is that, when it cools down, it solidifies inside your drain and creates clogs. For that reason, you should avoid putting oil and fats in your disposal unit as well.

Fibrous Foods - Celery, asparagus, artichokes, chard, kale, lettuce, potato peelings, and onion skins should all be kept out of your garbage disposal unit. These items can easily entangle the blades causing it to jam.

Pasta & Rice - When uncooked pasta and rice are exposed to water, they expand. You can imagine what will happen if you dump a sizeable amount into your garbage disposal unit-you'll have a backed-up drain in no time.

Fruit Pits, Seeds, Apple Cores and Bones - These items are far too solid for your garbage disposal unit to process. You will do better to toss them in the trash or use them to contribute to your compost heap.

Eggshells - The membrane on the inside of an eggshell can wrap around your garbage disposal unit's blades, so do not put eggshells into the appliance.

Recycling

Recycling containers are located in the trash chute rooms on each floor.

Single Stream Recycling: What it means to you

The Water Club participates in single stream recycling for all Residents. This means you no longer have to sort your recyclables before depositing them into the bins in your trash chute closet. Paper and cardboard products, glass bottles and jars, plastic bottles and jars can now all be mixed together and placed in either bin in the trash chute closet in your service hallway.

Syringes / Needles - proper disposal is required.

SINGLE STREAM RECYCLING

ACCEPTABLE RECYCLABLES

PAPER



First Class Mail
Telephone Books
Catalogs
Computer Paper
Envelopes
Wrapping Paper
Brochures
Crayon Drawings
Office Paper
Copy Paper

CARDBOARD

Cereal Boxes

Tissue Boxes
Food Boxes
Milk Cartons
Juice Boxes
Soda Cartons
Egg Cartons (paper fiber)
Paper Bags
Cardboard Boxes
Gift Boxes

GLASS

Juice Bottles

Condiment Jars
Jam Jars
Jelly Jars
Assorted Food Jars
Salad Dressing Bottles

PLASTIC



Plastic Water Bottles

Plastic Soda Bottles
Plastic Milk Jugs
Lotion Bottles
Food Bottles
Condiment Bottles
Vegetable Oil Bottles

METAL



Aluminum Cans

Fruit Cans
Vegetable Cans
Juice Cans
Soup Cans
Sauce Cans
Assorted Food Cans

No Polystyrene, Wood, Yard Waste or Food Waste.

Please breakdown all boxes.



THINK GREEN

Power Grid

The following Rules and Regulations have been discussed and approved by the Board of Directors and Management to control and manage the electrical demand in the power grid for the common garage:

There are 252 spaces in the common garage and each space is deemed a limited common element. Over the years owners have utilized the electrical outlets in the garage, or tapped into the electrical conduit to install electrical devices called "trickle chargers" to maintain their automobile battery. These chargers are generally designed to draw an input of 2.0 amps or less. Because there is seasonal use of these chargers and the electrical demand is intermittent, and the garage electrical grid has not experienced an overload to date.

If the number of hook ups to the garage grid increases dramatically or appliances or devices with a draw greater than 2.0 amps are added the electrical power for the grid will require a re-design at the expense to all owners.

As a result of the foregoing information, the Rules Committee and the Board of Directors have implemented the following Rule:

No future intrusions into the garage power grid will be permitted without Management approval.

No electrical device or appliance with an input electrical draw of greater than 2.0 amps will be permitted.

Any device or appliance connected to the grid by an owner or his or her designee that draws greater than 2.0 amps will be disconnected and returned to the owner, if the owner can be identified, otherwise it will be stored for thirty days and given to a charitable institution if not claimed by the owner.

Although the Water Club does not impose a charge for the use of "trickle chargers" at the present time, all users (including current users) must register with Management.

ELECTRICAL VEHICLES OR THEIR CHARGING DEVICES SHALL NOT UTILIZE ANY ELECTRICAL OUTLETS IN THE LIMITED COMMON ELECTRICAL GRID OR CONDUIT LOCATED IN PRIVATE GARAGES FOR THE WATER CLUB I OR II.

FOR THE CONVENIENCE OF OWNERS OF ELECTRICAL OR MODIFIED ELECTRICAL VEHICLES, THE ASSOCIATION HAS PROVIDED CHARGING STATIONS LOCATED AT THE EAST END OF THE NORTH PARKING LOT OF TOWER II.

INFORMATION REGARDING CHARGING INSTRUCTIONS, PAYMENT CARDS OR ONLINE PAYMENT INFORMATION IS AVAILABLE AT THE MANAGEMENT OFFICE.

Trickle Charger Rules Effective 4.1.2019

Water Club Rules on the Use of Trickle Chargers in the Garage

The Water Club Condominium Association, Inc. allows Owners who wish to maintain the charge in their automobile battery by use a trickle charger to do so under certain conditions.

Use of Receptacle Box Existing in the Garage prior to April 1, 2019

Depending on its location relative to the automobile battery to be charged, one of these existing boxes may be used for purposes of trickle charging, under the following conditions.

Existing Post-Mounted Receptacles

Existing post-mounted receptacles may continue to be used provided that:

1. The post on which the receptacle is mounted is contiguous to the parking place where the trickle charger is to be used. A commercial grade extension cord of minimum length may be used to connect the charger to the receptacle.
2. No extension cord is run either along the ground or hung from the ceiling.
3. A signed waiver is on file in the office, designating the specific numbered receptacle box that the Owner is to use.

Existing Ceiling-Mounted Receptacles

Existing ceiling-mounted receptacles may continue to be used provided that:

1. The existing ceiling-mounted receptacle is directly above, or immediately adjacent to, the parking place where the trickle charger is to be used. "Adjacent to" means the parking place immediately to one side of or directly in front of the parking place where the charger is to be used.
2. A retractable cord reel extension cord is installed no more than 18 inches from the receptacle. No other type of extension cord may be used for ceiling-mounted receptacles.
3. A signed waiver is on file in the office, designating the specific numbered receptacle box that the Owner is to use.

New Installations

When a receptacle box does not meet the above criteria (that is, it is not immediately contiguous or adjacent to the automobile battery to be charged) any Owner wishing to use a trickle charger must install a receptacle at such Owner's sole cost and expense.

Effective **April 1, 2019**, any power receptacle installed in the garage by an Owner must be directly over the Owner's designated parking space and a retractable cord reel extension cord must be installed no more than 18 inches from the receptacle. No other type of extension cord may be used for ceiling-mounted receptacles. The electrical contractor as well as the placement and wiring of any such receptacle must be approved in advance by the Association and a signed waiver from the Owner must be completed before installation is begun. The Owner assumes full liability for any damages as a result of the installation of or the use of the trickle charger. Once installed, the receptacle and wiring become the property of the Association.

IN NO CASE IS AN ELECTRIC AUTOMOBILE (INCLUDING PLUG-IN HYBRIDS) TO BE CHARGED IN THE GARAGE. CHARGING STATIONS ARE PROVIDED IN THE NORTH PARKING LOT FOR THE CHARGING OF AUTOMOBILES.

Trickle Charger Connections

All trickle chargers must be "smart" chargers and all extension cords are to be commercial grade. All extension cords permitted with post-mounted boxes are to be of the minimum length required.

Hoods

When a trickle charger is connected under the hood of an automobile, a plastic stopper must be inserted to prevent the hood from closing completely. Such a block must be visible by staff during routine inspections and must be installed in such a way that no part of the hood touches any part of the charger's connecting clips. Plastic stoppers are available in the office.

Trunks

When the charger must be connected inside the trunk of an automobile, extra reinforcement must be placed around the cord at the point of contact between the trunk lid and the car. Such reinforcement may take the form of a plastic sleeve or electrical tape.

Waiver Form

Each Owner wishing to use a trickle charger must complete and sign a waiver form indicating the outlet that they will be using, accepting all damages occurring due to the use of the trickle charger, and indicating their understanding of and compliance with these rules.

No Other uses of Garage Electricity are permitted

Electricity in the garage is to be used by Owners exclusively for the trickle charging of automobile batteries. NO OTHER USE OF THE GARAGE ELECTRICITY IS PERMITTED. IF SUCH A USE IS OBSERVED, THE EQUIPMENT WILL BE DISCONNECTED AND HELD IN THE OFFICE. THIS INCLUDES ELECTRIC CARS, MOTORCYCLES, BICYCLES AND ANY OTHER ELECTRIC EQUIPMENT. Regular inspections of all outlets and their connections will be conducted.

Remedies

Effective May 1, 2019 any Owner who is not in compliance with all of the above rules will have their trickle chargers or other equipment disconnected and held in the office. Repeated offenses may result in a fine not to exceed \$100 for each day that a violation is observed up to \$1,000 in the aggregate. The Water Club Condominium Association reserves the right to withdraw the privilege of using a trickle charger at any time.

Gatehouse/ 387-7719 ext. 4

The Water Club Gatehouse is staffed 24 hours a day, 7 days a week. The gatehouse is the primary screening point for the entire community. Computer input and video camera monitoring is received here; guests, deliveries and tradesman will be screened initially at this location.

Residents are asked to use the right-hand lane when entering the front entrance. The inside entry lane will be for visitors and guests, and all service vehicles and vans. They are required to check in with the Access Controller, who will telephone to inform you of arrivals. Upon your approval, visitors will then be given appropriate instructions regarding parking and access to your residence.

The gatehouse Access Controller is required to make visual contact with all drivers of vehicles entering the property. We ask that when driving up to the gates, the driver lower their window to expedite the required confirmation process.

Garage, Entry & Exit Gates

Both the Owner entrance gate and the garage entry gates are controlled by a transponder and will open automatically as you approach the gates. Exiting both the garage and property is accomplished by passing over an automatic electrical loop in the pavement. As you approach the exit gates and come to a stop, the automatic loop will open the gate.

Service Keys:

If a contractor does not return a service key to the front gate when leaving, the front gate will, within 24 hours, notify the member who used the contractor. If the key is not returned within 72 hours, the member will be charged \$100.00 for a replacement key.

Keyless Entry/ Fob System

Access to residential units, storage rooms, garage and plaza level common area entrances and elevators are controlled by the use of the Fob locking system. Additional entry devices are available and may be purchased through the Association office during regular office hours.

Extended Absence - Security Procedures

When leaving for an extended absence, the following information should be given in writing to the Concierge desk:

- Phone number(s) where you or your representative may be reached.
- Keys for any cars left in the garage. (Association office)
- Names and phone numbers of service companies (air conditioner & appliances)
- Also, clear all objects from the balconies.
- Main water valve and hot water heater should be shut off if unit will be vacant for more than one week.

Safety

No occupant shall permit any activity or keep an item in a residence, limited common area or common area, which could be a fire or health hazard or in any way increase insurance rates.

Children are not to play in the terraces, corridors, garages, stairways, elevators, mechanical, equipment rooms or trash chutes and should not interfere with the normal operation of elevators.

Additional safety requirements are set forth in the pool and fitness facilities.

Plaza Level Tower Entrance Access

During the hours of 8:00 am and 8:00 pm the plaza level tower entrance doors are unlocked and do not require the use of an entry device. For after-hour access, place a fob, wristband, or entry dot against the reader to gain access.

Each tower pedestal has an alphabetical directory listing of owners in each tower. Guests can scroll through to locate the owner and enter the directory code located to the right of the name on the keypad which will automatically call the owner.



Elevator Access

Elevator access is controlled by placing the fob, wristband, or entry dot against the reader on the interior elevator control panel and then pushing the desired floor number. Entry devices are programmed to your specific unit only.

Unit Access

Unit access is controlled by placing the fob, wristband, or entry dot against the reader on the interior entrance door to the unit.

Many owners leave their unit entry door open when they are in residence; however, this door should be closed when you are not in residence as leaving it open during certain weather events can cause the elevators to not operate correctly.

Power Outage / Fire Emergency

The South Tower generator will run the service elevators only.

The North Tower generator will run both the owner and service elevators.

When a smoke detector goes off in one of the stacks - only the elevator in that stack is affected. The other elevators remain operational.

If a fire alarm is sounded, per the LBK Fire Department, you should stay in the unit, go to the nearest stairwell and stay there, or go out to your balcony until there is an all clear called.

Although we are always told not to use elevators in an emergency situation, the LBK Fire Department does not have an issue with an elevator being used as long as it is operational. Elevators are programmed to go directly to the ground floor in an emergency situation.

A list of owners with special needs is kept at the fire panel in each tower because this is the first place the fire department goes when the fire alarm is activated. If you need to be on this list, please contact the office.

Storm / Hurricane Preparations

The Hurricane Season is from June 1st. through November 30th. Owners and Residents who plan to be absent from their units during this season must prepare their unit prior to departure:

- Remove all furniture, decorations and other moveable items from the terrace.
- Designate a firm or individual to care for the unit in the event it should suffer hurricane damage and furnish the office with this information.
- All residents should familiarize themselves with the precautions to be taken in the event of a hurricane warning or alert.

All residents should keep their contact information up to date so they can be reached in the event of any type of emergency.

**Hurricane shutter installation requires approval prior to installation.
Hurricane shutter application packets are available in the office. Hurricane
shutters may only be installed from May 1 through October 31.**

Utilities

The quarterly maintenance fee includes water, sewer, cable, and internet. Electric service is not included and must be arranged prior to occupancy. Please see below for specific information regarding these services.

FPL - Electric Service - 1-800-375-2434

Frontier (formerly Verizon) Telephone Service: 1-877-676-5955

Water Club Television and Internet Services from Comcast

Effective February 1, 2020, the following enhancements to the television and internet services will be provided as a part of your Water Club quarterly dues. Here's what you need to know.

Television

Comcast will be providing voice-activated Xfinity XI DVR service for two TV sets in your unit. Here is a list of the Comcast TV services that will be included in your quarterly dues.

	New
First set	XI HD-DVR
Second set	XI DVR Companion Box
Third Set	HD Adapter
Fourth Set and Beyond	At extra cost
Programming Tier	Digital Starter

Internet

One wireless gateway modern will be provided and maintained by Comcast at no cost to you. The internet service will be Comcast's "Blast" speed: 200 Mbps download and 10 Mbps upload.

How to schedule your installation (charges apply):

- Call 1-800-XFINITY (1-800-934-6489)
- Visit a Xfinity Store:
The closest store is at 5231 University Pkwy Suite 115, Bradenton, FL 34201

What if I have Questions?

For specific questions about your individual services, call 1-800-XFINITY (1-800-934-6489). For general questions, contact the Water Club office.

Routine Storm /Hurricane Preparation

Resident Routine Preparation

Obtain a Local Hurricane Guide: Most municipalities in Florida produce hurricane preparedness guides that include evacuation plans, shelter locations, important contact numbers, survival kit recommendations, and more.

Update Your Contact Information: Unit owners and residents should make sure that the association has their accurate phone number, address and email address.

Disabled Resident Assistance: Any residents that would need assistance in the event of an evacuation should inform the association and also reach out to their city and/ or county to sign up for emergency aid.

Consider Homeowner's Insurance: All unit owners should consider homeowners insurance (generally called a HO-6 policy) for their condominium. Per Florida Statutes Chapter 718.111(11) (F), in the event of a casualty to the condominium property, unit owners are responsible for repairing or replacing the following items:

- All personal property
- Floor, wall and ceiling coverings
- Electrical Fixtures
- Appliances
- Water heaters
- Water filters
- Built-in cabinets and countertops
- Window treatments including curtains, drapes, blinds, hardware

Photograph Your Home and Valuables: It is worthwhile for every unit owner or resident to photograph their condominium to capture on film all of the personal property within a unit. After a storm, this can be a helpful way to identify items that are missing. For unit owners with homeowners' insurance, photographing the property (and valuable items in particular such as TVs) may make processing claims with their insurance companies much easier. It is prudent to contact your insurance company and ask them what they would ideally like to see in the event of a major claim post hurricane. They can typically provide guidance on how to properly prepare.

Create a Survival Kit: Keep a survival kit in your home that you can grab in the event of an evacuation. A survival kit should include, at a minimum, fresh water supply, batteries, canned goods, proper identification, important documentation (e.g., birth certificates, social security cards, insurance policies), proof of ownership of your condominium (possibly necessary to get back onto the condominium property after a severe storm where major damage was sustained), cash, and medications.

Learn about FEMA: Unit owners should familiarize themselves with FEMA's Individuals and Households Program, which provides assistance to people whose property has been damaged or destroyed. Identify who to call and how to apply for aid in the event your home is unlivable after a storm.

Once a Tropical Storm or Hurricane Warning has been Issued

Resident "To Do" List

Clear Patios & Balconies: Residents should bring any personal property on patios or balconies inside their units.

Designate a Safe Room: Designate a room in your unit that provides the most shelter from the storm. Typically, this is an interior room with no windows.

Stay Tuned: Keep the radio or TV tuned to emergency frequencies, the local news, or the weather channel for regular updates.

Establish An Evacuation Plan: Residents should know their community's evacuation zone, where they will go once an evacuation is required and the location of the nearest shelters (including if the shelter accepts pets).

Charge Your Electronics: All residents should charge cell phone, camera and laptop batteries and consider purchasing backup batteries.

Prepare Your Vehicle: Residents should fill up their cars with gas and check tire pressure. The sooner this is done the better, as lines at gas stations tend to get longer as the storm approaches.

Fill Your Bathtub: Consider storing drinking water in large containers or in the bathtub, as tap water may not be safe to drink for some time after the storm.

Set Freezer & Fridge to Coldest Settings: Residents should set their freezer and refrigerator to the coolest setting to protect food for as long as possible in the event that electricity is lost. It is prudent to have several days' worth of food on hand that does not require refrigeration.

Protect Personal Property: Residents should consider moving valuable items away from windows and doors. A supply of towels should be kept on hand to address any water entry during the storm.

After an Evacuation Order has been Issued

Resident "To Do" List

Traffic Check: Residents should check local evacuation routes to determine their best option and leave as quickly as possible (traffic becomes heavier the closer the storm becomes).

Refrigerator and Freezer Clean Out: To avoid rotting food if power is lost, refrigerators and freezers should be cleaned out prior to evacuation.

Unplug Electronics & Appliances: Turn off and unplug any computers, printers, routers, coffee makers, and other appliances or electronics. If possible, remove electronics from the floor and place them in the highest available location.

Water Shut Off: Residents should shut off the unit's main water source.

Electricity Shut Off: Residents should turn off the electricity prior to leaving using the breaker panels in their units.

After a Tropical Storm or Hurricane has Passed

Resident "To Do" List

Returning to the Property: Prior to returning to the property, residents should obtain the "go ahead" from local authorities and the association. Once it is safe to return to the property, the association should inform residents via email or the community's website.

Proceed with Caution: Returning to a damaged property can be dangerous. Local government generally provides guidance on things to consider when returning after a storm in their hurricane guides. The Red Cross also puts out a comprehensive guide on this subject.

Hurricane Season (June 1st- November 30th) We would like to remind you of some of the things you need to do to be prepared.

Prepare a Disaster Supply Kit - it should include:

Water: At least 1 gallon daily per person for 3 to 7 days

Food: At least enough for 3 to 7 days for each person

- Nonperishable food/juices
- Food for infants or the elderly
- Snack foods
- Non-electric can opener
- Cooking tools/fuel
- Paper plates/plastic utensils

Blankets / Pillows, etc.

Clothing - Seasonal / rain gear / sturdy shoes

First Aid Kit / Medicines/Prescription Drugs

Special Items - for babies or the elderly

Toiletries / Hygiene Items / Moisture Wipes

Flashlight / Batteries

Radio - Battery Operated and NOAA weather radio

Telephones - fully charged cell phones with extra battery and a traditional (not cordless) telephone set

Cash (with some small bills) and Credit Cards - Banks and ATMs may not be available for extended periods

Keys

Toys, Books, Games

Important Documents - in a waterproof container or watertight re-sealable plastic bag - insurance, medical records, bank account numbers, Social Security Card, etc.

Tools - keep a set with you during the storm

Vehicle gas tanks filled

Develop an emergency communication plan.

Plan your evacuation route.

Some other important items to consider:

Emergency Management Numbers:

Sarasota County (941) 861-5000

Manatee County (941) 749-3500

All Special Needs Residents must be register with Sarasota County Emergency Management - prior to an emergency.

If an evacuation is ordered, please listen to the emergency officials and leave as soon as possible. If you decide to stay during a mandatory evacuation, emergency personnel will be unable to respond to you in an emergency.

To stay informed during a storm:

Sign up for Code Red at

<https://public.coderedweb.com>

If you are a new Florida Resident please make sure you have a complete understanding of what it means to be ready in case of a Hurricane.

In your unit: Store all patio furniture inside. If you are leaving for the summer please make sure you have placed all your patio furniture inside. Limit the amount of items you keep in your fridge or freezer in case of a power outage.

Make sure all your doors and windows are secure and locked. If you have hurricane shutters, they need to be put in place.



Sea Turtle Nesting Season (May 1st- October 31st) is here. There are several prohibited beach activities during this time, and proper lighting plays an important part in the Sea Turtles migration. The Water Club is doing our part by making sure our outdoor lighting is meeting the required standards and would like for all residents to do their part as well. Please make sure blinds are drawn and balcony lighting is off, or an approved bulb is in the balcony fixture. You can familiarize yourself with the Sea Turtle Protection Ordinances by picking up a brochure in your mailroom, clubhouse, or the office. Individual residents may receive a warning or citation if improper lighting is observed during the nightly beach inspections.

Turtle-friendly tips:

On nesting beaches, light from waterfront properties can disorient nesting female turtles and their young, which emerge at night and use dim natural light to find the sea. Also, beach furniture, trash and other obstacles can impede sea turtles and their young.

Here are some "do and don't" tips to keep our beaches turtle-friendly:

- DO stay away from sea turtle nests marked with yellow stakes and tape, and seabird nesting zones that are bounded by ropes.
- DO remain quiet and observe from a distance if you encounter a nesting sea turtle or hatchlings.
- DO shield or turn off outdoor lights that are visible on the beach from May through October.
- DO close drapes after dark and stack beach furniture at the dune line or, ideally, remove it from the beach
- DO fill in holes that may entrap hatchlings on their way to the water.
- DON'T approach nesting turtles or hatchlings, make noise, or shine lights at turtles.
- DON'T use flashlights, head lamps or fishing lamps on the beach.
- DON'T encourage a turtle to move while nesting or pick up hatchlings that have emerged and are heading for the water.
- DON'T use fireworks on the beach.

Report stranded sea turtles and marine mammals:

Mote Marine Laboratory's Stranding Investigations Program responds 24 hours a day seven days a week to reports of sick, injured and dead marine mammals and sea turtles for animals in Sarasota and Manatee county waters.

Within Sarasota or Manatee county waters, if you see a stranded or dead dolphin, whale or sea turtle, please call Mote's Stranding Investigations Program, a 24-hour response service, at (941) 988-0212.



RED TIDE

TOP 10 RED TIDE FACTS:

1. In Florida, red tide is caused by a naturally occurring microscopic alga (a plant-like microorganism) called *Karenia brevis* or *K. brevis*.
2. The organism produces a toxin that can affect the central nervous systems of fish, birds, mammals, and other animals.
3. At high concentrations (called blooms), the organism may discolor the water - sometimes red, light or dark green, or brown.
4. Red tides or harmful algal blooms (HABs) occur worldwide. *K. brevis* is found almost exclusively in the Gulf of Mexico but has been found on the east coast of Florida and off the coast of North Carolina.
5. Red tide blooms can last days, weeks, or months and can also change daily due to wind conditions and water currents. Onshore winds normally bring it near the shore and offshore winds drive it out to sea.
6. Red tide was first officially recorded in Florida in 1844.
7. A red tide bloom needs biology (the organisms), chemistry (natural or man-made nutrients for growth), and physics (concentrating and transport mechanisms). No single factor causes it. Tests are being conducted to see if coastal nutrients enhance or prolong blooms.
8. Red tide can irritate the skin and breathing of some people. (See more *about health effects on reverse*.)
9. Seafood from restaurants and hotels is monitored and is safe to eat. (See reverse.)
10. Mote Marine Laboratory publishes updated information on beach conditions, including red tide, twice daily. Visit www.mote.org/beaches.

If you have a question or a health problem related to red tide, please call the Florida Poison Control Information Center at:

1-800-222-1222

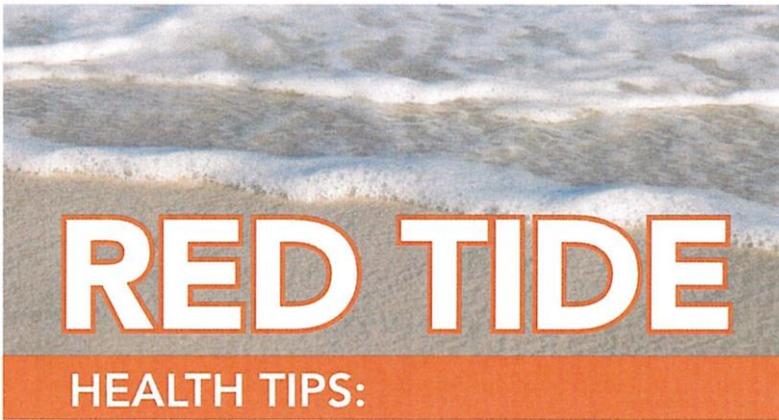
Health Info: www.floridahealth.gov

Report Fish Kills: 1-800-636-0511 [FWC]

Red Tide Info & Status Reports: www.myfwc.com/redtide

Red Tide Facts: www.start1.org

Current Beach Conditions: www.mote.org/beaches
or call 941-BEACHES (232-2437)



1. Most people can swim in red tide, but it can cause skin irritation and burning eyes. If your skin is easily irritated, avoid red tide water. If you experience irritation, get out and thoroughly wash off with fresh water. Swimming near dead fish is not recommended.
2. Symptoms from breathing red tide toxins usually include coughing, sneezing, and teary eyes. For most people, symptoms are temporary when red tide toxins are in the air. Wearing a particle filter mask may lessen the effects, and research shows that using over-the-counter antihistamines may decrease your symptoms. Check the marine forecast. Fewer toxins are in the air when the wind is blowing offshore.
3. People with chronic respiratory problems like asthma and COPD should avoid red tide areas. If you have symptoms that persist, seek medical attention.

SEAFOOD SAFETY TIPS:

1. Commercial seafood found in restaurants and grocery stores is safe because it comes from red tide-free water and is monitored by the government.
2. Recreational fishermen must be careful:
 - Do not eat mollusks (clams or oysters) taken from red tide waters, as they contain toxins that cause a food poisoning called NSP (Neurotoxic Shellfish Poisoning).
 - Finfish caught live and healthy can be eaten if filleted.
 - Edible parts of other animals commonly called shellfish (crabs, shrimp, and lobsters) are not affected by red tide and can be eaten. Do not eat the tamale (green stuff/ hepatopancreas).
 - Use common sense: harvesting distressed or dead animals is not advised under any circumstances.

M & TE



MARINE LABORATORY & AQUARIUM

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Red Tide, Inc.



The Water Club Condominium Association, Inc.

We are excited to advise you that The Water Club is now using an online building management service. This service is called "BuildingLink", and it will allow you to communicate with your building management online, through the web and through email. Some of the features are

Reserve Water Club Amenities. Sign up for tennis courts, barbecues, massage rooms and private function rooms at any time of the day or night, wherever you are.

Report a Maintenance Issue. You can enter a maintenance request online and, if you'd like, you'll be notified when the work has been completed. (Of course, in an emergency, let the staff know.)

Grant Access to Guests and Visitors. Have guests coming? No need to call a concierge or the gate house. Just enter their names directly into the system along with the date, time, and how long you want the permission to last.

Check the Latest Water Club Calendar. Want to see if there will be a Water Club party next month when your kids come to visit? Check the online calendar and see what's planned.

Check out lots of Water Club information in one place. Need the latest directory? A copy of the latest Rules and Regulations? The latest newsletter? They're all under the Library tab.

How do you get to all of this? Go to www.waterclub-lbk.com then click on the Owner Login button. You can then login using the username and password you will be emailed.

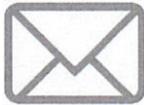
Upon logging in for the first time, you will be guided through a few steps that will get you started and provide some useful tips. This welcome page is a nice introduction to the capabilities of the site.

Once you have entered waterclubresidents.com you will have two basic sections: the Building Info section, where you will be able to access the features and information relating to Water Club, and the Neighbors section, where you can enter contact information about yourself and opt to share it with your neighbors who have also opted in to the feature.

Can't get to your computer? iPhone and Android users can download the BuildingLink app, which will connect you to most of the same features available at waterclubresidents.com, so you will always have these services at your fingertips, wherever you are.

If you need help using the website or have any questions about the various features, or need more information please call the office at 941-387-7719 ext. 6.

Connect with your building...online



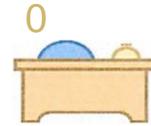
Email Notifications

For deliveries/packages, notices, announcements



Repair Requests

Submit and track work orders, receive updates



Front Desk

Leave guest authorizations, 'away' posting for our staff, and more.



Connect with Neighbors

Create personal profiles and meet your neighbors



Building Library

Find minutes, newsletters, rules & regulations, resident directories and more.



Calendar

View building and neighborhood events, classes, etc.



Building Staff Directory

Get to know our staff

Log on to your resident website, or use the following link:

www.waterclub-lbk.com

Then click on the **Owner Login** button

If you need a username or password, please contact the Office at 941-387-7719, extension 6.



Owner Login

The Water Club
Resort-Style Living on Beautiful
Longboat Key

