

SEA BREEZE TIMES SUMMER 2025 EDITION

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Hello, Sunshine! Sea Breeze Shines Bright This Summer!

What an incredible winter it was here at Sea Breeze! Our community has been buzzing with new faces, exciting projects, and more fun than ever before. We're thrilled to share all the wonderful updates that have made this past season truly unforgettable.

Fresh Faces & Stellar Leadership!

We are delighted to introduce the newest members of our Board of Directors, who bring fresh energy and dedication to our community:

- Fabian Dechant – Our new President!
- Lanette Muzie – Stepping into the role of Secretary!
- Peter Beaupre – Taking charge as our Maintenance Director!

A big round of applause to Greg Bergeron, who continues to serve as our Vice-President expertly, and to Sue Warner, who, after many years of dedicated service as our Secretary, has now taken over the role of being our Treasurer! Their commitment ensures Sea Breeze remains the fantastic place we all love.

A big thank you to Carla Elizondo and Mary Obringer for their dedication and service over the previous two years.

A Fond Farewell & A Bright New Welcome in the Office!

It's with mixed emotions that we announce the retirement of our excellent Office Manager, Vicki Lee. Vicki, your hard work, dedication, and warm spirit have been a cornerstone of our community, and you will be deeply missed! We wish you all the very best in your well-deserved retirement adventures!

But as one chapter closes, another exciting one begins! We are thrilled to welcome Brasilia Cram as our new Office Manager. Brasilia brings a treasure trove of experience in office management, human resources, accounting, and more. Plus, she's bilingual and a certified notary! We know she'll be a fantastic asset to our park. Our office hours will remain the same: Tuesdays and Thursdays, 9:00 am to 2:00 pm.

Get Connected! Our brand-new Sea Breeze Website is almost Here!

Get ready to stay more connected than ever before! A huge shout-out and a massive thank you to Wayne Havovick (Lot 22), who has generously volunteered his time and expertise to develop our very own user-friendly Sea Breeze website!

This exciting new hub, viewable on your computer or smartphone, is still blossoming, but it will eventually be your go-to source for:

- Announcements & Events
- Newsletters & Meeting Minutes
- Bylaws, Rules & Regulations

- Electronic submission for suggestions, complaints, and maintenance requests!

To unlock the full potential of this site, including the secure, password-protected area, we require your email address. This can be accomplished by filling out the Park Directory forms explained below. This will also pave the way for future electronic voting! Start exploring its potential now at www.seabreezemho.com, but please note that the site is still under development.

Stay in the Loop: Park Directory & Mass Text Alerts!

Your Handy Park Directory

Remember the good old "white pages"? We're bringing that community connection back! We'd love to publish a Park Directory with the names, addresses, phone numbers, and email addresses of all residents for the residents' use. If you're happy to participate, please pick up a form in the clubhouse or office, or on the last page of this newsletter. This directory will eventually be available in a secure section of our website as well.

No More Cold Showers!

We've all been there, or hope we never will be – mid-shower, and suddenly the water stops! While emergencies may occur, we want to give you advance notice of planned interruptions. We'll always post immediate updates on Facebook, but recognizing that not everyone follows us there, we're introducing a mass text message system! If you've already submitted a Directory Authorization form, you're all set! If not, this form is your golden ticket to getting those important text alerts and gaining access to the website's secure, password-protected pages. Don't want your information published but still want text and website access? Just make a note on the form! You can grab a form on the last page of this newsletter, in the clubhouse, or at the office. Drop it off, mail it, scan it, then email it or even fax it to: 772-546-2332. Our email is seabreezemho@gmail.com.

Amenity Upgrades & Park Improvements Galore!

Get ready to enjoy even more of the fantastic amenities that make Sea Breeze living so wonderful!

- Thanks to the hard work of the previous Board, our entire community now enjoys Xfinity cable and high-speed internet, included in our monthly assessment. How cool is that?!
- Quench your thirst! A brand new ice maker has been installed next to the clubhouse for shareholders and RV residents. For accountability, please visit the office to sign a statement confirming you have the combination and won't share it. We have signage posted, and yes, it's monitored by a security camera. The ice maker will be properly maintained with regular sanitizing and filter changes that will be logged.
- Our pool deck got a stunning makeover! What started as a small project blossomed into a major repair, but thanks to the incredible volunteers who donated their time and labor, we now have a beautiful and safe concrete deck. You all saved the park a significant amount of money – thank you, thank you!

Projects Completed & Safety Enhancements!

This winter, we've been busy bees, making our park even better:

- Our income-generating apartment quickly found a new tenant thanks to a fantastic group of volunteers who tirelessly cleaned, painted, and remodeled the kitchen!
- Those pesky bright FPL security lights? We successfully had the ones people requested shielded!
- All non-working solar streetlights have been replaced, with some extra ones added for better visibility!
- A new security light now illuminates the barn and surrounding areas, including the empty lot.
- For added peace of mind, new security cameras have been installed in our office and clubhouse, monitoring surrounding areas (no audio, footage held for 30 days and reviewed only if an incident occurs).

Winter Fun: Parties, Games & Community Spirit!

Oh, what a season of fun it was! Our Social Committee outdid themselves with events like:

- A splashing New Year's Day Pool Party!
- A lively St. Patrick's Day Party!
- A delicious Italian Night!
- A competitive Corn Hole Tournament!
- And an absolutely "over the top" Sock Hop End of Season Party!

Individual residents also threw some amazing parties, including a fantastic New Year's Eve party and a thrilling pool table competition. And who could forget the infamous LRC dice games – so much fun (and maybe a little winning!) We look forward to continuing these events and even more.

This year, we had two incredible block parties that truly brought neighbors together and showcased the vibrant spirit of Sea Breeze!

- First Street residents hosted a "Beach Side Block Party" with great food, drinks, and karaoke!
- Not to be outdone, Second Street transformed into "Bourbon Street" for a spectacular Fat Tuesday Mardi Gras celebration, complete with delicious food, drinks, and games!

Calling All Third & Fourth Street Residents!

Inspired by the amazing block parties? We're looking for volunteers from Third and Fourth Street to consider sponsoring a block party in your area for 2026! Let's keep that fantastic community spirit rolling!

Bingo, Cards & Shuffleboard Fun!

This was the most amazing season of Bingo ever, all thanks to our incredible Rick Harris and his wife Susan (Lot 82)! "Rickalicious" didn't just call numbers; he brought us together, made us laugh, and truly fostered a sense of happiness and connection within our community. Rick, you're a Bingo superstar!

And a huge thank you to Carol LaBrie (Lot 80) for ensuring we continued to enjoy Tuesday night card games and Monday morning shuffleboard games! Plus, the popularity of the money-winning LRC dice game continues to grow!

Looking Ahead: ACH & Wastewater Plant Updates

- Good news for future payments! We're exploring Automated Clearing House (ACH) for electronic fund transfers, which could benefit both residents and the park. More information and sign-up details will be available this fall.
 - Our Wastewater Plant is in good hands! Since Kent Davis's retirement, we've partnered with Complete Utility Operations for maintenance and testing, and things are moving forward smoothly.
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Smooth Sailing This Summer: Summer Protocol!

Our Board of Directors, while not full-time residents, have meticulously planned a Summer Protocol to ensure the park runs smoothly without any hardship on our full-time residents. You can view the complete protocol in the office!

Here's a quick overview of key contacts for summer:

- Fabian Dechant (President): Overall point of contact for Summer operations.
- Greg Bergeron (Vice-President): Alternate point of contact.
- Sue Warner (Treasurer): Will continue coordinating with Office Manager Brasilia Cram and Bookkeeper Terri.
- Linda Routhier, Deb Record, and Stacy Hooker: Appointed as surrogates to assist as check signers.
- Peter Beaupre: Our Maintenance Director has asked Terry Pavlik and Frank Sheldon to assist our amazing maintenance man, Jerry Geller, this summer as needed. Jerry's park hours have also been increased to five days a week from 7:00 am to 11:00 am.

Please note: For maintenance issues, please submit a request to the office. For urgent matters, call Peter Beaupre. All Board members' numbers are on the boards outside the clubhouse and office. A huge thank you to Linda Routhier, Deb Record, Stacy Hooker, Terry Pavlik, and Frank Sheldon for volunteering their assistance in keeping Sea Breeze amazing during the summer!

A heartfelt thank you to John (Doggie) Duggan, Kimberly Barrett, and Grace Huber! We are so incredibly grateful for your dedication to opening and closing the clubhouse every single day. We know this can sometimes feel like a behind-the-scenes effort, but please know that your consistent care and effort are always noticed and deeply appreciated. Thank you, folks, for taking such wonderful care of our clubhouse daily!

Laundromat

- Our Laundromat is not only a convenience but also an important source of revenue! A huge thank you to Linda Routhier and Grace Huber for taking care of the change machine and laundry income collection.
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Policy Updates

- New Policies in the Works! The Board has been diligently working on two new policies to enhance our community living:
 - Significant Other Policy: This aims to clarify that a significant other (at least 50 years old, long-term partner, substantial influence, romantic partner) can reside in the park with a shareholder after an application, background check and interview, even if not on the mobile home title or a shareholder. This ensures harmony while allowing significant others to live here.
 - Family Policy: This will allow family members to reside in the park for longer periods than before, provided rules are followed. These policies will be discussed at the Shareholders' Board of Directors meeting this fall.
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Rules & Regulations Committee & Empty Lot Discussion

- Our Rules and Regulations Committee worked tirelessly this winter, reviewing our existing doctrines and new ones. The Board of Directors (BOD) is reviewing its recommendations this summer, and a vote will take place at the annual shareholders' meeting in January.
 - Important Discussion Ahead: The Empty Lot! We've received an offer for our empty lot from Michael Graham for Floridays: what we paid (\$125,000 in 2013) plus a 4% annual increase, totaling \$200,129! He ensures we retain the easement for Third and Fourth Streets. This is a big decision for our community, requiring a 2/3 majority vote from shareholders. We want to bring this up for discussion in December, including pros and cons, and any new information that is gathered. Please take time to think about this interesting opportunity!
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What a fantastic season it has been at Sea Breeze! We are so grateful for our vibrant community, the hard work of our volunteers and board members, and the wonderful spirit that makes our park truly special.

We look forward to seeing you all again in the fall, but know that, as your Board of Directors, we are always available to you.

Sincerely,

Board of Directors

Lanette Muzie, Secretary