

SHORE MARINER CONDOMINIUM ASSOCIATION INC.

NEW OWNERS / RESIDENTS ORIENTATION: An ABC WELCOME TO SHORE MARINER!
Your community neighbors hope you will find this information helpful.

Date_____ Welcomed by:_____

New Resident(s):_____ UNIT #_____

Ameri-tech Community Management is our property management company. Our Manager, James Myrthil, can be reached at 727-726-8000 or Jmyrthil@ameritechmail.com

BOARD OF DIRECTORS MEETINGS are posted 48 hours in advance in notice box by each elevator. **BOARD MEMBER** names and contact information can be found on our website.

CABLE is provided. Contact Spectrum and setup individual billing if extra services or internet is needed or if you experience troubles. 727-329-5020

ELECTRIC: Coordinate with Duke Energy (727 443-2641) to ensure no interruption of service. To report electrical outages: 800-228-8485

HOSES for washing sand off before entering elevators or the pool area are located on both North and South sides of the building. Please inform your guests of this availability. Sand is detrimental to the plumbing of the pool and is unsafe on tile floors and in the elevators.

KEYS are to be transferred to buyers by the sellers (or to renters by the owners). These include: 4 Common bldg. keys, 2 Unit keys, and 2 Mailbox keys (Association does not have extras). Building keys will allow entrance to all lobby an community doors, exterior elevators, as well as entrance and exit to/from from the pool area. It is required that an owner provide management with a unit key and or code in case of an emergency. Provide storm door keys if applicable.

LIBRARY We are very fortunate to have our own lending library in the community room. Please help us to keep our library organized and easy to use by following the suggestions posted there.

LOBBY ENTRANCE/SECURITY: A Call Box is for visitors and delivery. Dial code # next to unit name. Press 66 on your phone to open door. Provide your phone number to manager to program into call box. DO NOT let anyone into the lobby unless you know they live here or you know them. Extra security keys are limited but can be purchased if needed, contact Manager.

MAIL ROOM, serves US Postal delivery, courier delivery and inter building messaging. Delivery Mon - Sat except holidays. Check mail room for packages when you are expecting deliveries or arrange for pick up with a neighbor especially for large items. The inter building messaging is serviced by the wire pockets on the south side of the mail room on the bulletin board wall. Additional information of interest can be found on the bulletin board in the mail room and the white board in the lobby.

MAINTENANCE FEES: due Quarterly. Contact Manager for payment options.

MOVE IN DAY: Distribute trash in all 3 dumpsters. Break down boxes and leave room for others. Do not use central elevator unless necessary for a longer item, otherwise use north or south elevator with pads installed correctly and removed after use. Do not allow pad nearest door to get stuck when door closes. DO NOT hold elevator doors open...use "open" button only.

PARKING SPOT/CAR KEYS: #____; Leave extra key with management if away for extended time. Car ID and 2 guest passes are allotted to each unit.

PEST CONTROL: owner responsible.

PETS: 1 pet 20 lbs and 15" high maximum. No excessive barking/noise, on leash at all times. Board registered and approved in advance. Do not allow pets to use landscaped areas.

PLUMBING: Turn main water valve off when unoccupied beyond 72 hr. to minimize the chance of a water leak. Suggest owner verify the age of the hot water heater and replace if older, generally 8-10 years max life. Monitor shower pan for possible leaks. Turn off hot water heater whenever water is shut off.

RENTAL LEASE: not less than 90 days, application 30 days in advance to manager to be approved by Board.

ROOF ACCESS A/C: contact manager in advance when possible.

RULES AND REGULATIONS document is to be read and agreed to. It explains the expectations for all owners/renters and guests to share collective responsibilities. Please contact any Board member if you have questions or request clarification. A brief version in pamphlet form is available in the mail room for your guests.

SOCIAL EVENTS are posted on the white board in the lobby. Be sure to watch for upcoming opportunities; the Social Club offers a variety of activities throughout the winter season.

STORAGE UNIT #____: No combustibles, dangerous or oversized materials.

WASHERS AND DRYERS are located on the south side of each floor. Information re how to contact for repairs is posted in each laundry room. Axon vendor cards can be obtained and loaded from device located in lobby near the sauna or on the App.

TRASH CHUTES are located on north, central and south sections of each floor for disposal of bagged trash. Bulky items and boxes (broken down) are to be carried down to the trash room. Construction debris or oversized items are to be disposed of off site by workers or owners. No items should be left in or near a trash room that would prevent dumpster being emptied.

UNIT BALCONIES: Tables/chairs/plants OK but move inside when unoccupied. No grills, electric, propane or charcoal allowed. No storage, nothing allowed on railings.

UNIT INSURANCE: Recommended for owners to buy Condo insurance (H06).

UNWANTED DECOR OR FURNISHINGS When needing to get rid of personal items that don't fit in the dumpster please do not leave them sitting around in or outside. If you think someone

else would be interested take a picture and post on the bulletin board with your contact information. Otherwise it is your responsibility to donate elsewhere or haul away.

WEBSITE: www.shoremariner.org Username: owner Password: SMCA-Owner

Revised February 2026

NOTES: