

Snug Harbor News

May 2026

Master Board

Pres., Linda Vitiello 845-653-1758
Vice Pres., Wm "Dicc" Bowdler 772-812-4771
Secy/Treas., Sharon Matteson 239-223-1385
Director, Robert Malik 724-208-3171
Director, Russell Barton
mtgs on 3rd Thurs., 6:00pm

Village Board

Pres, Russell Barton
Vice Pres., *vacant*
Sec'y., Bev Lathigee Schellenbach
Treas., Marie Myint
Director, Robert Schonmaker
mtgs on 3rd Tues.

Condo Assoc. Board

Pres., Donna Schuitema 231-349-2868
Vice Pres., Kevin Gonyea 907-230-2435
Sec'y., Pat Miller 203-314-3310
Treas., Jay Smith 860-977-2340
Director, Jackie Patsche 772-532-4159
mtgs on 3rd Thurs., 6:30pm

Condo ARC

Donna Schuitema
Doreen Krupp
Robert Tulloch
Sally Dickson
Gregg Schuitema

Village ARC

Russell Barton, (Chair)
Tom Tuttle
Bill Eli
Kevin Bailey

Newsletter

Editor: Pat Miller snugletter1@gmail.com
Newsletter distribution: Snug Harbor Office

Deadline:

Any requests for items to be included in the next month's Snug Harbor News must be submitted by the 15th of the month

Well, it is that time of year when the snowbird migration has begun. You can already see a big difference in the traffic congestion around town. We wish you all safe travels and look forward to seeing you again in the fall.

Just a few reminders as you prepare to leave-

Follow these critical steps to protect your property and enjoy your time away with peace of mind:

- Create a "Lived-In" Appearance: Use light timers or smart bulbs to simulate regular activity. Forward your mail and suspend newspaper deliveries so they do not pile up.
- Reinforce Entry Points: Double-check that all windows and doors are securely locked. Consider adding deadbolts, strike plates and security bars for sliding glass doors.
- Leverage Smart Technology: Install a smart security system with doorbell cameras to monitor your home remotely. Smart water leak detectors and automatic shut-off valves can also prevent catastrophic water damage.
- Maintain the Exterior: Arrange for regular lawn care to avoid an abandoned look. Trim any branches that could damage the roof/home during storms.
- Engage Your Community: Notify trusted neighbors and friends about your departure dates and ask them to notify you if your home appears to have been tampered with or if your landscape provider is not visiting as scheduled.

ENJOY YOUR SUMMER!

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Cindy Keeble, Community Manager

Office hours: Mon., Tues., Wed., Fri. 9am - 1:30pm
(closed on Thurs.)



MASTER BOARD NEWS

During the April meeting the Master Board provided updates to changes and improvements being made to the common areas: Install new lettering at the newly renovated entry monuments and soon to refresh the planters at both; Additional signage has been ordered that welcomes visitors to Snug Harbor Lakes. The badly deteriorated bulletin board at the parking lot area has been removed. Our landscape firm has started renovation of the two planters at the front of the Clubhouse and all new plantings will be installed which will match the new install at the entry island. Seven new Christmas Palms have been ordered for install along Kyak where the existing Christmas Palms succumbed to the heavy frost. Management reported the final stages of the new website are taking place the following week with the target to set the site LIVE in the following 2 weeks. Our CAM reported that new photos will be uploaded once the entry to the community and Clubhouse is completed. Vice Pres Dicc Bowdler reported on the long-awaited exterior renovation of the Maintenance Building at Boxelder and the crew is now slowly clearing the fence line to prepare for repairs. Once clearing is completed, the crew will haul off all clippings. President Vitiello reminded residents of the 15MPH community speed limit and ask that they and their guests abide by the limit. She also reminded those present that the temporary parking pad at the entrance to the storage area is for use of UP TO 72 hours.

VILLAGE NEWS

During their April meeting, the Village Board discussed the entry monument renovation which will have the same color and style lettering as the monuments at entrance to Snug Harbor Lakes off Barefoot Boulevard. The Board shared a number of photos that were electronically generated to reflect what the Village entry would look like and were able to "fine tune" the colors and design. This project is expected to take up to 3 weeks as the specialized lettering is being made by the vendor and full resurfacing of the monument needs to be completed.

CONDO NEWS

At the condo board meeting held on Apr. 16, updates were given on what is "in the works". It was reported that the work on the driveway at 1020 Dracena would hopefully be evaluated in the next week or two by Alpha Foundation to see if they can satisfactorily complete the work. It had been delayed due to vacations and weather. We will also be recontacting WP Underground utilities about the work at Niantic and Dracena to see if they will complete the work for the previously quoted price. There was further discussion on moving to electronic voting. A detailed summary of the whys, hows, whens, etc follows on **page 5. PLEASE TAKE THE TIME TO READ THIS. WE FEEL IT IS CRITICAL TO MOVING THE LAKES FORWARD.** The Board also decided not to have Stafford trim the Areca palms along the fence on Bison St. The cost would have been \$30/tree (there are 22 of them = \$660) and there is no guarantee of survival. The Board agreed they would trim some of them themselves and see what the outcome will be. There has also been concern expressed about plant growth in storm drains. The Board will look into what can be done to control this safely. Subsequent to a request from a resident, the Board is going to look into installing benches along Bison St. A resident who asked about having a community tag sale is going to get more info to the Board for future consideration. The Board also held a special meeting on Sunday, Apr. 26 to motion to go ahead with the drain work at Niantic/Dracena, because WP did agree to honor the quote. It was also agree to move forward with a resolution and supporting documents regarding electronic voting so the attorney will be contacted. The next meeting will be on May 21 at 6:30pm, which will be the last meeting until Sept.

CONDO ARC

A reminder from the Committee - Hurricane season is approaching, and the potential for heavy rains comes with it! Please be sure your drains/swales are clear of obstructions so water can clearly flow through and we don't have a repeat of last year. Also, please refer to the April Newsletter for specifics on what work would and what would not require ARC approval. Thank you for your cooperation!!

No report given.

OFFICE / GENERAL NEWS

Pets seem to be an ongoing area of concern. Recently some residents have reported seeing several violations of the pet rules/restrictions, especially on the tempting grass strip on the north side of Bison St. Reports are coming in of dogs off leash, running free; owners not cleaning up after their pets and pets being brought into the common areas like the Clubhouse and Pool Area. This is unsanitary and will not be tolerated. Some of these violators might be visitors from Barefoot Bay in which case they are trespassing on private property. Others we fear are indeed our own residents. "If you see something, say something". Get a picture, address (if you know it) where the pet/owner live and email this information to the office. Do not confront anyone if you feel threatened. If you feel threatened or you know they are trespassers, you have the option to call the non emergency Sheriff's number 321.952.6371. As a reminder, Brevard County statute requires pets to be on a non-retractable leash not-to-exceed 6ft in length.



Parking at the Clubhouse/common areas and in our roadways is also an ongoing issue for motor vehicles and also for golf carts. Please do not drive/park on the grassy areas under any circumstances with any vehicle. Also, please do not park in the swale/drainage areas. This has greatly improved over the last several weeks, but we still need your continuing cooperation in this matter. Thank you!



A number of residents have reported witnessing minors driving golf carts through the community. Brevard County has specific restrictions in place that prohibit anyone without a valid driver's license or permit from operating a motor vehicle.



The new 2026 Directories are now available. Note that all those who are listed as an owner of record on our roster will still be listed in the directory until such time the home/estate notifies the office otherwise or there is a change in owner.

The speed limit in Snug Harbor is 15 MPH. We still have repeated speeders, as well as their guests and service providers who need to slow down - PLEASE !!! No one wants to have to resort to speed bumps.

SPEED LIMIT
15
MPH



Librarian needed

After 12 years of service, our winter "librarian", Jenny Lugibihl, has decided to take a well deserved retirement. THANK YOU JENNY!! Her summer counterpart, Stephanie Bell, has agreed to continue on, but we do need to find someone who would be willing to volunteer approx. 1 hr/week from Oct. through til May. Please contact the office if you have any interest.

Pool Etiquette

There have recently been some complaints from residents who frequent our pool about the cleanliness of the water. Just a reminder to please refrain from using oil based sunscreen products, and if you do use them, remember to shower BEFORE going into the pool. Otherwise the oils float on the surface of the water, and actually can clog filters as well. Thank you for your cooperation to help keep our water pristine.



Know your lot limits



It's important that our members be mindful of their lot lines, especially when it comes to doing work or making changes around your home. If you are planning to remove a tree, make sure it is in fact YOUR tree. When installing pavers, trees or planters, walkways or any project that extends out from the exterior of your home, make sure you are not installing anything outside your own lot line or encroaching into a neighbor's property. We had an unfortunate incident where a member's tree company removed a tree belonging to their neighbor. We are very fortunate to have a community of wonderful, kind and understanding neighbors that this incident was quickly forgiven, but that may not always be the case. Be aware of your lot line when doing work at your property. We understand that there may sometimes be a case where the location of your property line is "questionable". In a case like this it is always good practice to obtain a fresh survey or measure as best defined by your deed.

I'M CONFUSED  **Which Board oversees what?????** This can be confusing. This article is to help members understand the different jurisdictions of each Board, ie. Snug Harbor Master, Snug Harbor Lakes and Snug Harbor Village when asking questions or submitting written correspondence/complaints.

If you have an item that relates to the entrance to either community (monuments/planters), that should be directed to the Master Board. The Master Board also oversees all aspects of the Common Areas that include the amenities (pool/clubhouse/game boards/pickleball), both lakes, the storage facility, roads and clubhouse parking lot. The Lakes and Village Boards oversee compliance matters at individual lots such as pet issues, parking issues, noise and home/lot maintenance. Note that the Lakes Board oversees the long greenbelt along Bison and the storm drains throughout.



SOCIAL SENIORS



Our last event was the Easter dinner and it was well attended. Thanks to everyone who came, and to those who volunteered in preparation, decorating, and clean up! The next event will be the Memorial Day BBQ. on Sat. May 30th from 1-3pm. Cost is \$10pp, and we will provide hot dogs, hamburgers, rolls, iced tea, water, paper goods and cake. We ask that you bring a side dish to share. Tickets will be sold before Card Bingo on the 12th and the 26th, or by calling Kathy at 914 355 0715.



GAME NIGHT/CARD BINGO



Card Bingo is held on the 2nd and 4th Tuesday evenings at 6:30 p.m. May dates are the 12th and the 26th. Bring 12 quarters to play. Popcorn available with a donation. Note that on the 12th in honor of Mother's Day, there will be a special drawing and all women present will be eligible. Game Nights are no longer being held. Nickels will be played on the first Tues. of each month. This month that will be on the 5th. Please bring at least 1 roll of nickels to play.



Here are the new members of our "family" who have joined us this past month. If you see them, introduce yourself and make them feel welcome!

7547 Boxelder - Bonnie Percy and William O'Day



THE LAKES IS JOINING THE 21ST CENTURY WITH ELECTRONIC VOTING !



FINALLY

WHY? Those of you who have been here for many years can attest that we have never been able to achieve a quorum to open an annual meeting. It is our hope that with the availability of electronic voting we will change that - a HUGE step for us. It would actually then allow us to proceed with a rewrite of our archaic governing documents. (How many of you have been completely frustrated trying to find something in our bylaws? - Is all the talk about the developers really relevant anymore? Most would agree they are cumbersome, confusing, and not at all clear to the average person! - We would have the ability to change that.) Also, once the set up through the attorney is done, it will actually save us money and time - more about that later. It would eliminate the "missing ballot" problem for those people who have a permanent address elsewhere. In many cases, for example, their election ballots are sent to that address, and it either never gets forwarded or they receive the ballot after the election has already taken place.

HOW? The FL legislature recognized this has been an ongoing problem for HOAs and Condo Assns. for years. As a result, they passed HB913, which resulted in a new statute effective 7/1/25 governing condominiums, (718.128 for those of you who choose to look it up) that allows adoption of a resolution to enable electronic voting. HURRAY! We have consulted with our attorney, Neal McCulloh (of Clayton and McCulloh) who confirms there is no conflict with our governing documents that would block us from doing this.

HOW MUCH IS IT GOING TO COST? Ahh, yes - here it comes!?! Surprisingly, VERY affordable! The initial one time cost of attorney's fees, including drawing up the documents (the resolution, proof of service, consent forms, filings, etc) we estimate will be in the \$3500-\$4000 range. After that, we have decided the best way to manage the voting is to hire it out to an electronic voting contractor (who knew there was such a thing??). We have narrowed the search down to 2, and are leaning toward ezVote (you can go to their website if you'd like detailed procedures). They offer a one time ballot for an assn. of our size for \$291.92. They also offer an annual subscription, which would allow unlimited ballots, polls, or questionnaires for \$412.13/yr. The annual subscription would make more sense for us, because it would allow us to send out (as required by our documents) any proposed amendments to our documents for approval, as well as polls or questionnaires about things you would like to voice an opinion on or see the Board act on. (We could hopefully increase the participation of the community in the Assn's decisions this way.) Last year's annual election 2nd mailing alone cost us \$462 in postage, (that doesn't include the cost of the first mailing, the trees we killed for paper, ink, the many hours that were spent stuffing /metering envelopes, and the postal increase recently enacted.) You can see that it will be a substantial savings to the community each year, while at the same time offering us tremendous flexibility.

HOW DOES IT WORK? You will need to first sign a consent form agreeing to voting electronically. Then, when it is time for a vote, you will receive an email which you will respond to allowing us to send you your ballot. You will follow the instructions (put a check in the box next to the candidates you want to vote for) and send it back. It will be 100% secure. No one (not even Board members or office staff) will know who you voted for. If you do not want to participate electronically, we are still required to send you out a paper ballot as in previous years. You can also opt out at any time.

WHAT HAPPENS NEXT? You will be contacted by one of your neighbors in person who will ask you to sign the consent form. We will start a door to door campaign that will obviously be slow during the summer months but will ramp up again in the fall. **It is crucial to the success of this endeavor**

SO LONG ADIEU FAREWELL HASTA LA VISTA BYE-BYE ADIOS CIAO

As a reminder to all, this May newsletter will be the last before we take our summer break and start again in September. We are happy to collect suggestions and "hot topics" from everyone throughout the summer to include in our next September newsletter, so keep those ideas coming. Feel free to send to the editor at snugletter1@gmail.com. Its been a great 2026 season at Snug for the snowbirds and we are excited for the fall when you all return! SEE YOU IN SEPTEMBER

ONGOING ACTIVITIES

BILLIARDS	TUESDAY	6:30 PM	
BOCCE - COED	WEDNESDAYS	2:00 PM	
CARD BINGO	2 ND & 4 TH TUES	6:30 PM	HARRIETTE ROZELLE
CARDS- HAND & FOOT	MONDAYS	6:00 PM LIBRARY	STEPHANIE BELL
CORN HOLE – COED	TUES & FRI	9:00 AM	NANCY SWEET
EUCHRE	WEDNESDAYS	6:30 PM	AUGUST KOVACIC
EXERCISE	MON-THUR	10-11 AM	VICKIE JENKS
LINE DANCING	THURSDAY	2-3 PM	DEBRA MOSTKIEWICZ
MAHJONG	TUESDAY	12:30-2 PM	JENNY LUGIBIHL
NICKELS GAME NIGHT	1 ST TUES	6:30 PM	HARRITTE ROZELLE
PICKLE BALL-COED	MON-SAT	7:30-9:30 AM	
POKER	TUES	6:30 PM	
SHUFFLEBOARD (WOMEN’S)	MON & THUR	9 AM	PATTI WRIGHT
WATER WALKERS	SUN-SAT	9-10 AM	
WATER WEIGHT CLASS	MON-FRI TU/WE/TH	10AM 11AM	BRENDA FOURNIER
ZUMBA WATER EXERC	MON&FRI TU/WE/TH	10AM 11AM	
EMERGENCY MGMNT COMMUNITY BRKFST SOCIAL SENIORS SUNSHINERS WELCOME COMM.			need volunteers DAN BELL KATHY KELLY AUGUST KOVACIC need volunteer