

This Association Newsletter Is Published Quarterly. The Articles Herein Are Intended To Provide Summary Information To The Membership And From Time To Time Provide Notice Of Association Issues To The Membership.

Social Activities

With This News Letter Please Find The 2005 / 2006 Social Activities Calendar. These are sponsored by the Board of Directors and for the most part are open to all residents and their guests but space is limited. Post the calendar in a conspicuous place in your apartment and make time to attend as many events as possible. Notices providing specific details will be posted before each event. Do keep an eye on the Building bulletin boards for updates.

In addition to the Board sponsored events the Yacht Club and Water Exercise Group offer a variety of functions throughout the season.

We also have a new happening this coming season the following was provided for that event:

Let's Get Literary

I am planning to start a Book Club for the 2005-2006 season. If you are interested please contact me at: deerpl3@AOL.com (Please put "Book Club" in the subject area) or call after October 20, 2005 at 561-494-2755. Open to suggestions and ideas.

Thanks,

Susan Barasch

Feature Article

2006 Budget

Early in December you will receive a budget packet. It is for next year's budget. Please take time to read this material. It should answer most questions regarding the 2006 expenses.

Late December there are two important meetings. The first one is A Special Board Meeting for the Board of Directors approval of the 2006 Budget. By Florida State Law the Board must adopt a budget that includes statutory reserves. The second meeting immediately follows the Special Board Meeting. This meeting is a Special Members Meeting to consider waiving of the Statutory

Reserves. A proxy will be used to vote on this issue. **It is best that you return your proxy as soon as possible. Keep your eyes open for the Budget Packet, it will be mailed to the address on record late November.**

To waive 2006 reserves, a majority of the eligible voting interests in each building must be present in person or by proxy at the December 2005 Members Meeting and cast their vote, one per unit, on this matter. If you are considering waiving the reserves you need to return the proxy that is provided in the budget packet in a timely manner.

So, keep an eye open early December for the 2006 Budget information packet.

Hurricane Activity

August 25, 2005 Hurricane Katrina made land fall in south Florida. Sugar Sands had a few trees blow down, several were damaged and had to be removed. One minor window leak was reported, one shingle blew off a mansard but we avoided major damages. We were lucky the storm took a westerly turn.

Hurricane season is officially over November 30th. We hope our good luck continues.

Internet

Sugar Sands Web Site can be reached at <http://www.sugarsands.org> .

Please enter the following information to access the Sugar Sands Members Section:

User Name: sugarsands, Password: 844sands

You must use all lower case letters.

Check out the link section. It provides a number of sites for news, weather, condominium law, city government and Florida government.

Project Updates

Top floor walkway ceiling repairs at Buildings #1070 and #1262 have been completed.

Painting of Building #1262 is tentatively scheduled to begin on September 6th. All other buildings / mansards that were scheduled to be painted this summer have been completed.

Sealing of Parking Lots as scheduled for 2005 is completed.

Landscaping - A number of trees and landscape plants have been replaced. Staff

fertilized palm trees the last week of August and will fertilize the lawn in September.

Insurance

The Associations insurance claim for 2004 storm damages has not been settled. Our public insurance adjuster is pushing the carrier to resolve our claim and is aware that The Sugar Sands Board of Directors approval is required to process final settlement amounts.

Walkway Cleaning Schedule

From October through May between the hours of 8:30AM and 3:00 PM staff will be cleaning the walks & stairs at all buildings. The first floor walks will be cleaned each of these months with second & third floors being cleaned every other month as follows:

-- Dates --

| Month | First Floors | All Floors |
|----------|--------------|---------------|
| October | | 3 - 4 - 6 - 7 |
| November | 14 - 15 - 17 | |
| December | | 19-20-22-23 |
| January | 17 - 19 - 20 | |
| February | | 20-21-23-24 |
| March | 20 - 21 - 23 | |
| April | | 17-18-20-21 |
| May | 22 - 23 - 25 | |

News From The City Of Riviera Beach

David Schnyer, the Singer Island representative for the Riviera Beach City Council resigned his position. Our new council person is Judge Edward Rodgers

The official web site for the City of Riviera Beach is <http://www.rivierabch.com>. This is also listed on the Sugar Sands web site under links. If you require phone access to the City Council you can call 561-845-4095.

Please Remember

It is a great help if you remind all guests of our rules. Keep a copy of “**The Rules We Live By**” in your apartment for them to read.

Check the bulletin boards and your mail for notices of upcoming meetings. The Board typically meets for a regular monthly meeting the second Tuesday of each month.

The Laundry room hours are 8:00 AM to 10:00 PM. Don't inconvenience your neighbors, set a timer in your apartment to alert you to remove your clothes when they are finished. Wash time is approximately 30 minutes and dry time is approximately 60 minutes. Please allow the dryers to run their full cycle - the last few minutes are the cool down cycle. Overloaded machines do not

wash and dry efficiently. No rubber in the dryers. No dyes are allowed in the machines.

Sugar Sands was built at a time when flood certificates were not required. The original flood policies and all subsequent policies were issued based on the information provided by the developer.

Please walk your dog away from the buildings. Even though you pick up after your pet, odor can remain in the area for some time.

Sugar Sands is a community that is intended and operated for occupancy by persons 55 years of age or older. Each Unit shall be used as a single family residence only and children under the age of eighteen (18) years of age may not occupy a unit on a permanent basis.

Unit access - keys - Lost, misplaced or simply locked them in your unit? During normal work hours M-F 8:00 AM to 4:00 PM call the Sugar Sands Office for assistance. Holidays, weekends or after normal work hours two Board Members have access to the unit key box – Regis Blahut and Bill Ormerod. They are listed in the Sugar Sands phone directory or call The Manager, his number is listed on the answering machine at 844 – 5630.

Looking to make changes at your unit? Windows, shutters, hot water heater and changing a tub area to a shower are a few common alterations that require review by the Sugar Sands Design Review / Building Committee and Board Approval. These changes also require a permit from the City of Riviera Beach Building Dept. Avoid paying penalties, check with the Building Dept. To verify if your project requires a permit.

A few note worthy things to remember are :

No towels on the outside rails, dispose of dental floss - Q Tips – celery – pasta - and such in the garbage - not the sinks / garbage disposal or toilets, bag / tie all garbage, bag / tie the bag on all packing peanuts, do not bag items for recycling, change your smoke detector battery twice a year - the best way to remember is to do it with the daylight savings time change. Visitors are not allowed to bring pets to Sugar Sands.

See You Soon!