



Administrative Office  
4570 Cove Circle North  
St. Petersburg, FL 33708  
Phone: (727) 397-1164  
Sea Towers Gate House: (727) 393-6811  
Email: Adminoffice@myseatowers.com



Published monthly by:

The Federation of Sea Towers Owners' Associations

Visit the Sea Towers website:  
seatowerscondos.com

VOLUME 48

ISSUE 5

MAY 2019

## PRESIDENT'S MESSAGE

You should have already gotten a new copy of our Rules & Regulations if not a copy is attached to this issue. Did you notice that effective May 1, 2019 we have made some changes to these Rules & Regulations? Some rules have been omitted. Some rules have been changed. Some rules have been moved to a different area. Some rules have been added. Please take the time to read your copy to find all the changes.

The new ruling allowing trucks will be of interest to many of you. If you are deciding to buy a truck, please read all the restrictions before you shop. If you have any questions about these restrictions please check with the office.

The new tables and benches at our clubhouse pool and beach house look great. Thank you Mike and Gary.

In the very new future, Duke Energy will be adding new LED street lights to replace the old ones. They should make areas much brighter and more energy efficient.

It is that time of year again when some of our residents will be leaving to go north. We sure will miss you and hope you have a great summer.

Sincerely,

*John Apache*

### EMPLOYEE RECOGNITION

Our employee of the 1st quarter of 2019 is Lise Gervais. Lise has been with Sea Towers since 2008. She received a gift card which was generously donated by Mitchell Insurance Services, Inc. Congratulations Lise!!



### CONGRATULATIONS

THE FOLLOWING EMPLOYEES WILL  
CELEBRATE AN ANNIVERSARY  
IN MAY

Dane Clark—General Foreman  
37 years

Dan Phillips—Custodian  
3 years

Stuart Pyles—Clubhouse Maint.  
2 years



## Management Office

Hours: M—F 7:30 AM—4:00 PM  
Tues. 7:30 AM—12 Noon

Phone #: 727-397-1164 Fax #: 727-397-8910

Email: adminoffice@myseatowers.com

Gate House: 727-393-6811

**Information Update:** Emergency contact, alternate mailing address, telephone number.

**Sales & Leases:** Obtain the necessary application packets.

**Guest/Special Needs:** Obtain forms from office.

**In-House Work Orders:** Contact the office to get on the schedule.

**Notary Services:** Contact the office.

**Travel Assistance:** Print boarding passes and similar vouchers.

**Photocopy & Fax Services:** (For a fee).

### Administrative Service Fees:

Copies (B&W).....	\$0.20
Copies (Color).....	\$1.00
Fax (per page).....	\$1.00
Scanning (per page).....	\$1.00
Directory (second one).....	\$6.00
Southgate Card (replacement only).....	\$10.00
Coupon Book (replacement only).....	\$10.00
Condominium Documents Book.....	\$100.00

### Unit Transfer & Lease Application Fees

Application fees are \$100.00

There is an additional

\$75.00 fee per person Background Check fee (US Citizen)

\$100.00 per person fee International Background Check



**REMEMBER, THE SPEED  
LIMIT ON  
SEA TOWERS PROPERTY IS  
15 MILES PER HOUR!**

## Social Directors Office

Hours: M—F 7:30 AM—3:00 PM

Phone #: 727-392-5017

Email: cgranucci@myseatowers.com

Facebook: www.facebook.com/sea.towers.5

**Lost & Found:** Social Directors Office.

**Charitable Donations:** Contact Social Director for accepted items.

**For Sale:** Sea Towers T-Shirts, Sea Towers Stationary.

The CHATTERBOX is a monthly publication of the Federation of Sea Towers Owners' Associations. The Federation assumes no responsibility either for the statements made by advertisers under contracts for supplies or services resulting from advertisements herein. The Federation will not knowingly permit publication of any articles or advertisement which appears to violate any law, condominium document or Sea Towers rule or regulation. Comments herein reflect the opinions of the writers and are not necessarily those of the Federation or the Executive Committee.

*Ellen Arreola,  
Editor*

### Use Of Sea Towers Facilities

The facilities of Sea Towers are for the exclusive use of the residents. Guests and visitors must be approved for entry by the host through security at the time of the visit. **THEY ARE NOT ALLOWED TO USE THE FACILITIES IN THE ABSENCE OF THE OWNER UNLESS THEY ARE RESIDING IN THE OWNERS UNIT.** The Rules and Regulations are in compliance with the Amended Fair Housing Act since this property has been designated as residence for older persons as provided within the Amended Fair Housing Act. Children are subject to rules and regulations as provided and the unit owners are responsible for all actions, damages, etc. of any guest or visitor when those individuals are utilizing the facilities of the Sea Towers complex.

### Residents and Vendors

Residents should not approach or discuss matters with the landscapers, painters or any other vendors working on the property. Any issue a resident might have should be presented to your building's governor. The governor can resolve your issue at a workshop or with the administrative office. Your cooperation is appreciated!



Sea Towers

## MANAGER'S CORNER



**THE FEDERATION OFFICE WILL BE CLOSED**  
**Monday, May 27 in honor**  
**of Memorial Day**

The month of May is a month full of celebrations and remembrance. My article this month brings some awareness to three days that mean a lot to me, and I'm sure to all of you.

### LOYALTY DAY— May 1

Loyalty Day is on May 1 each year. It is a special day for people to reaffirm their loyalty to the United States and to recognize the heritage of American freedom.

The United States of America was founded by patriots who risked their lives to bring freedom to the nation. The nation's founders are remembered on Loyalty Day, which is a day when people celebrate their freedom while remembering their responsibilities to continue the legacy of liberty. Loyalty Day is celebrated with parades and ceremonies in several communities across the United States. Schools, churches, and various organizations participate in these events.

### MOTHER'S DAY— May 12

In the United States, Mother's Day started nearly 150 years ago, when Anna Jarvis, an Appalachian homemaker, organized a day to raise awareness of poor health conditions in her community, a cause she believed would be best advocated by mothers. She called it "Mother's Work Day."

Fifteen years later, Julia Ward Howe, a Boston poet, pacifist, suffragist, and author of the lyrics to the "Battle Hymn of the Republic," organized a day encouraging mothers to rally for peace, since she believed they bore the loss of human life more harshly than anyone else.

In 1905 when Anna Jarvis died, her daughter, also named Anna, began a campaign to memorialize the life work of her mother. Legend has it that young Anna remembered a Sunday school lesson that her mother gave in which she said, "I hope and pray that someone, sometime, will found a memorial mother's day. There are many days for men, but none for mothers."

Anna began to lobby prominent businessmen like John Wannamaker, and politicians including Presidents Taft and Roosevelt to support her campaign to create a special day to honor mothers. At one of the first services organized to celebrate Anna's mother in 1908, at her church in West Virginia, Anna handed out her mother's favorite flower, the white carnation. Five years later, the House of Representatives adopted a resolution calling for officials of the federal government to wear white carnations on Mother's Day. In 1914 Anna's hard work paid off when Woodrow Wilson signed a bill recognizing Mother's Day as a national holiday.

### MEMORIAL DAY **May 27**

In 1966, the federal government, under the direction of President Lyndon Johnson, declared Waterloo, New York, the official birthplace of Memorial Day. They chose Waterloo—which had first celebrated the day on May 5, 1866—because the town had made Memorial Day an annual, community-wide event during which businesses closed and residents decorated the graves of soldiers with flowers and flags.

By the late 1800s, many communities across the country had begun to celebrate Memorial Day and, after World War I, observances also began to honor those who had died in all of America's wars. In 1971, Congress declared Memorial Day a national holiday to be celebrated the last Monday in May. (Veterans Day, a day set aside to honor all veterans, living and dead, is celebrated each year on November 11.)

Today, Memorial Day is celebrated at Arlington National Cemetery with a ceremony in which a small American flag is placed on each grave. Also, it is customary for the president or vice-president to give a speech honoring the contributions of the dead and lay a wreath at the Tomb of the Unknown Soldier. About 5,000 people attend the ceremony annually.

Until next month,

Arthur Penny, CMCA, AMS  
Your Community Manager



**The Federation of Sea Towers Owners' Associations  
At Independence Cove  
4570 Cove Circle, St. Petersburg, Florida 33708**

**Insurance Declaration Page Information**

If you have a Mortgage or a Line of Credit, your bank will require, **ANNUALLY**, a flood declaration page. Your building's flood insurance expires on the dates shown below. You may obtain a flood declaration page from the office:

<b><u>Building</u></b>	<b><u>Expiration Date</u></b>
Jefferson House	10/15/2019
Hamilton House	4/13/2020
Columbia Towers	10/15/2019
Lexington Towers	10/4/2019
Continental Towers	11/6/2019
Concord Towers	10/15/2019
Heritage House	10/21/2019
Washington Towers	11/23/2019
Colonial Court	10/23/2019

If your mortgage holder requires additional **FLOOD** insurance information all buildings may contact:

Mitchell Insurance Services, Inc.  
Attn: Robert Mitchell, III  
Office: 727-360-8190  
Cell: 727-804-1514  
Fax: 727-360-6086

For mortgage holders in need of the **Master Policy ONLY** for their Association, please contact:

Stahl & Associates  
110 Carillon Parkway  
St. Petersburg, FL 33716  
Attn: Kimberly Young  
Phone: 727-489-0583  
E-Mail: [kimberly.young@stahlinsurance.com](mailto:kimberly.young@stahlinsurance.com)



## ANNUAL BOARD OF GOVERNORS DIRECTORY 2019

<u>BUILDING</u>	<u>OFFICERS</u>	<u>OFFICE</u>	<u>PHONE</u>	<u>UNIT</u>
<b><u>Jefferson House (31)</u></b> 4700 Cove Circle North 1 Elevator	Linda Arseneau Harvey Hoffmann Marge Sansone	Chairman V-Chair/Treas. Secretary	398-5075 391-4930 314-280-3243	103 201 301
<b><u>Hamilton House (63)</u></b> 4650 Cove Circle North 1 Elevator	Gerry Tedesco Carol Harrop	Chairman Treasurer V-Chair/Sec.	330-0622	508 203
<b><u>Columbia Towers (109)</u></b> 4725 Cove Circle North 2 Elevators	Joan Dannenfesler Dan Mutschler Buz Murphy	Chairman V-Chair/Sec. Treasurer	856-213-7444 678-656-2523 727-258-8661	711 1011 901
<b><u>Lexington Towers (109)</u></b> 4750 Cove Circle North 2 Elevators	Carol Graves Claire McDonough Elizabeth Phillips	Chairman V-Chair/Sec Treasurer	398-5334 392-2860 289-4233	905 903 309
<b><u>Continental Towers (107)</u></b> 4775 Cove Circle North 2 Elevators	John Apache Mike Mayhew Nick Cambardella	Chairman Vice Chairman Sec./Treas.	329-8287 202-8239 399-2764	909 906 908
<b><u>Concord Towers (107)</u></b> 4525 Cove Circle North 2 Elevators	Rick Stelljes Paula Hlister Kathy Kolanowski	Chairman V-Chair/Sec. Treasurer	727-391-7298 215-378-1009 727-398-4799	102 609 709
<b><u>Heritage House (107)</u></b> 4575 Cove Circle North 2 Elevators	EJ Levesque George Clark Ellen Arreola	Chairman Vice-Chair/Treas. Secretary	603-380-0346 207-329-9688 727-459-4633	707 804 903
<b><u>Washington Towers (107)</u></b> 4550 Cove Circle North 2 Elevators	Jerry Robinson Michael Bochenek Jerry Hudson	Chairman V-Chair/Treas. Secretary	682-478-7648 407-432-6981 513-382-0171	903 1102 1004
<b><u>Colonial Court (38)</u></b> 4780 Cove Circle North 1 Elevator	Jim Biddle Eleanor McCarrie Mary Lou Murphy	Chairman V-Chair/Treas. Secretary	717-805-1554 727-398-0601 727-397-3577	308 313 110

### FEDERATION EXECUTIVE BOARD OFFICERS

President	John Apache	329-8287
1st Vice President	EJ Levesque	603-380-0346
2nd Vice President	Buz Murphy	258-8661
Secretary	Carol Graves	398-5334
Treasurer	Linda Arseneau	398-5075

## CONDO PREPARATION FOR EXTENDED LEAVE

Here is a list of suggested items to check-off before you leave for an extended time

- Arrange for a contact person who may enter your condo in case of problems.
- Make sure the Management Office has owner's updated contact phone numbers for use in case of an emergency.
- Shut off all water in condo, valve to icemaker, the water valve on top of the water heater and under sinks and toilets.
- **REMEMBER** to set your air conditioner, do not leave it off.
- Unplug all electronics to eliminate possible lightning damage.
- Make arrangements with Post Office regarding mail.
- Thoroughly check kitchen — clean out refrigerator and make sure no food is left on counters or in cupboards that may draw unwanted bugs.
- Close Hurricane shutters and/or blinds to reduce incoming summer sun.
- If you plan on being away for an extended period of time (over 90 days) and are leaving a vehicle parked at Sea Towers, the rules require you to submit in writing, a request to leave the vehicle. In addition, please bring a car key to the office.
- If you are having guests stay in your unit while you are away, please remember to submit the "Non-paying Guest Form" to our office prior to your guests arrival. Forms are available in our office or on the website [www.seatowerscondos.com](http://www.seatowerscondos.com). Forms can be submitted to our office in person, by fax, by e-mail or regular mail.
- *Special Entry Passes* allow entry to the complex for person who come to your unit to do healthcare, house cleaning or ongoing checking of a vacant unit on a regular basis (every two weeks as per your documents). Forms are available in the Administration office if you wish to renew your *Special Entry Pass* or begin a new one.

## Sea Towers Access Information

See Sea Towers Condominium Guide for COMPLETE Rules & Regulations

- No Deliveries or Move-In/Out on Sundays or Holidays
- No Motorcycles, Scooters, Segways, Dune Buggies, Kayaks, boats, boat trailers, motorized bicycles
- All vehicles on property must have valid registration
- **Moving and/or delivery trucks MUST be 34 feet or less bumper to bumper for Continental Towers and Colonial Court**
- Decals - Vehicle Registration is required in order to put a decal on the owner/renter vehicle (Vehicle MUST be registered to the owner/renter)
- No Pets
- No Storage PODS
  - No storage of anything in parking space or carport. Vehicles Only
- **Keys** –Owners are to verify that key on record for the unit is correct, we are to always have a key on record for emergency purposes only. If the lock is changed or re-keyed our office is to receive a copy of the new key.
- **South Gate Card** - Owners are granted one (1) South Gate Card per unit, there is a \$10.00 fee to replace lost or damaged cards. \*\*Tenants are eligible to get a South Gate Card for the duration of their lease for a \$100.00 deposit which will be mailed back to them upon the return of the card \*\*

## Useful Phone Numbers

Sea Towers Administration Office.....	727-397-1164
Sea Towers Gate House.....	727-393-6811
Sea Towers Social Director .....	727-392-5017
Duke Energy.....	727-443-2641
Spectrum Cable.....	844-278-3409
Tax Collector – Main Office.....	727-562-3262



# Sea Towers Social Director's Page

By: Cathylee Kjellstrand-Granucci, M.A.



Our Central Social Committee had a very successful year. Dee Gilbride thankfully has accepted another year to be the President of the Central Social Committee; Jane Bidle has accepted another year as the Secretary. What a team!!! We look forward to next season when we start up all the fun filled events for our Sea Towers community. Central Social you are always appreciated very much. Thank you to BFS Warranty and The Vorac Group for Sponsorship of April's Coffee and Donut Social; The Manly and Buns Group for Sponsorship of April's Ice Cream Social. Thank you.



Lucy + Jack



Party fun under the canopy!



Dee Gilbride our Central Social President



EJ



Paula + Joe



Beautiful party on the Lagoon side Party, Shirleen



Don + Carolyn



Ginny + Buddy



Janie + Jim



Anne Murphy and Mary Tillotson



Tina Czerwinski



Lanie + Pete



Cathy Hagan

Words to live by.....

**"I have found that if you love life, life will love you back." ~Arthur Rubinstein**  
**God Bless our first responders, military, veterans, their families, and Sea Towers!**





# Sea Towers Social New's Pictures Continued

By: Cathylee Kjellstrand-Granucci, M.A.



## 2019 LAGOON SIDE PATIO PARTY



Marilyn + Walt



Len and Jennie



Yvonne + Pete and Mike



Sharyn Janz



Debbie and Carol



Arlene



Dennis Jager



Ellen, EJ and Roxie



Dale and his daughter.



Bob + Joan



EJ & Roxie



Claire, Pauline and Jennine



Mickey



Ana Gil



It's always great to see John Apache!



Fran and Pat



Lucille and Nick



Sharon in line.



Mike, Kathy Hyde, Dianne



Nancy Lynn

## EVENTS AND REMINDERS

# MAY

**Tuesday, May 7th Blood Pressure Clinic at 10:00 am** in the Clubhouse, refreshments will be served.

**Wednesday, May 15th Coffee and Donuts Social 10:00 am.** No Charge.

**Friday, May 17th PIZZA SOCIAL 12 Noon** in the Clubhouse Auditorium.

**Wednesday, May 22nd Ice Cream Social** in the Auditorium 1:00 pm. No Charge.

**Wednesday, May 29th 2:00 pm to 4:00 pm ONEBLOOD BLOOD DRIVE** outside Clubhouse alongside the Heritage Building.



**Water Aerobics Monday through Friday beginning on Wednesday, May 1st will start at 9:00 AM.**  
**See you there!!!**

## What's Happening!

**Blood Pressure Testing** the second Tuesday of the month at 10:00 am in the Clubhouse. Refreshments are served. No charge.

**Bridge** every Tuesday at 6:15 pm in the Clubhouse Card Rooms. No charge.

**Darts** every Monday at 6:45 pm in the Clubhouse Men's Card Room. No charge.

**Game Night** every Monday at 6:30 pm in the Clubhouse outside the Ladies Card Room. No charge.

**Hand and Foot** every Tuesday at 6:30 pm in the Clubhouse Auditorium. No charge.

**Hand and Foot For Beginners** every Monday at 1:00 pm in the Clubhouse Ladies Card Room. No charge.

**Mahjonn** every Wednesday at 1:30 pm in the Clubhouse Ladies Card Room. No charge.

**Men's / Women's Poker** every Thursday at 6:30 pm in the Clubhouse Card Rooms. No charge.

**Mexican Train Dominoes** every Friday at 6:30 pm in the Clubhouse Ladies Card Room. No charge.

**Pinochle** every Thursday at 12:30 pm in the Clubhouse Ladies Card Room. No charge.

**Shuffleboard** every Tuesday at 1 00 pm & 6.45 pm at the Shuffleboard Courts behind Heritage House. No charge.

**Texas Hold'em** every Tuesday and Sunday at 7:00 pm in the Clubhouse Auditorium. No charge.

**Water Aerobics** Monday thru Friday 9:00 am in the Clubhouse Pool. No charge.

**Yoga with Linda** every Monday & Friday 10.00 am to 11.00 am in the Clubhouse Auditorium. A \$5 charge.



## Sea Towers Stationery

- Sea Towers writing pads (50 sheets).....\$1.50
- Sea Towers envelopes (pack of 10).....\$1.00
- Sea Towers postcards.....\$0.25

**Available from your Social Director!**



**Coffee And Donuts  
Clubhouse  
Wednesday, May 15th  
10:00 am**



***No charge!***

**“I DONUT know what I’d do  
without you.” ~unknown**

# **PIZZA BY THE SLICE**

**Friday, May 17th, 12 Noon  
Clubhouse Auditorium**



**Homemade Pepperoni Pan  
& Thin Crust Pizza; Chef's Special  
only \$3.00 Per Slice.  
Includes soda.**

**Stop by your Social Director by the Thursday to  
let me know your coming to make sure we don't  
run short.  
(Serving until we run out!)**

**Ice Cream Social  
Wednesday, May 22nd, 1:00 pm  
Clubhouse Auditorium**



**All you need is Love and maybe a little Ice  
Cream.” Rustic Signs**

**NO CHARGE**

## **FLORIDA BLOOD SERVICES AT SEA TOWERS**



**oneblood**

**Wednesday, May 29th  
2:00 pm to 4:00 pm**

**The Florida Blood Services will be here for  
a Blood Drive.**

**The Blood Mobile will be located at the  
Clubhouse parking lot.**

**We need ONLY NEED 6 to participate so please sign up  
with Cathylee your Social Director TODAY. 727.392.5017**

**“Giving Blood Is Safe, Simple And  
Saves Lives.”**



## SEA TOWERS LADIES BRIDGE MARATHON

The Sea Towers Ladies Marathon Bridge Group just finished their 2019 season which was a luncheon/bridge at Carrabba's Italian Grill on Tyrone Blvd. every 2ND and 4TH Monday, January thru April. This year's winners:

- 1st Place Trudy Calhoun Continental Towers  
2nd Place Ruth Morelli Heritage House  
3rd Place Joanne Moore Columbia Towers  
4th Place Shirley Wilson Jefferson House  
5th Place Nancy Ogden Off Site



*Congratulations to all of the winners! A great time was had by all. Anyone interested in joining this group next season should contact Judi Covey at 727.393.9080 or Claire McDonough at 727.392.2860.*

**THANK YOU ALL FOR A GREAT SEASON!!!**

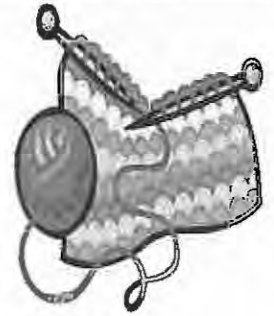
## COLUMBIA TOWERS SHUFFLEBOARD TOURNAMENT

Columbia's Pickle Ball Tournament was held on Wed, Apr 10. A total of 24 players participated. **THANK YOU ALL FOR A FUN SEASON.**





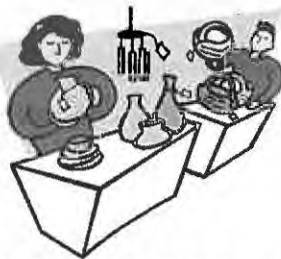
*Due to popular demand*  
**Central Social**  
*will be Hosting*  
**CRAFT FAIRS**



**Start putting your ideas together to  
SHOW & SELL your beautiful  
ARTS & CRAFTS**

**Saturday, November 16, 2019;**

**Saturday, March 14, 2020**



**TIME: 12:00 PM– 3:00 PM**  
*Clubhouse Auditorium*

**50/50; CHINESE AUCTION**

**LUNCH AVAILABLE \$3.00**

**Hot Dog (with Soda & Chips) !**

**To reserve your table please call  
Dee Gilbride**

**631.891.9011 or 727.393.1025**

**Must reserve early to get your table.**

**HURRY limited tables are available!**

***Tables ONLY \$10.00 Each***



## Lexington Towers

"Where our Neighbors Become our Friends"

George Sharp & Elizabeth Phillips #309 just returned from a Viking River Cruise beginning in Amsterdam through the Netherlands and Belgium, returning to Amsterdam, visiting small towns along the way. They bought lots of chocolate in Belgium, but no diamonds in Antwerp. Highlight of the trip was a stop at Keukenhof Gardens, which is only open 6 weeks a year. It receives millions of visitors from around the world to see more than 7 million tulips and hyacinths that fill 32 acres with color and fragrance. Driving the roads, they passed rowS after rows of multicolored tulips; also, lots of turbines and solar panels. They agreed this must be the greenest country in the world.

New residents, Lynn & Wendell Bates #111, are enjoying their new condo. Lynn is a Colorado native and Wendell is from Utah. She is a flight attendant for American Airlines and flies international routes. Wendell is a fiber optics engineer. They both enjoy traveling, skiing, biking, fishing, kayaking and boating. They have seven children and seven grandchildren and are looking forward to retirement in the next few years.

The 'make your own sundae' was a fun evening at the beach house. Thanks ladies on the social committee for the strawberries, chocolate, caramel and sprinkles to top the vanilla ice cream. Of course there were no calories to worry about!

Our social events are slowing down as the "snowbirds" are heading back north again for the summer. Of course, there will be a few of us that will still be getting together for cocktails or a BBQ now and then.

Well, the Easter Bunny has made his way around delivering Easter eggs and candy. We just wish he wouldn't leave the "little brown droppings" for us. Easter is a blessed holiday and should be treated as such.

Rose & Ed Radtke #309 have two granddaughters getting married this summer; Olivia in May and Allison in August. They will be flying up for both weddings and get to enjoy all the festivities with their family.

**PLEASE REMEMBER – NOTHING IS TO BE LEFT ON THE BENCH BY THE ELEVATORS!**

Birthdays celebrated for the month of April were: Betty Lucas, Jeannine Paris, Judi Covey and John Solak. Please let us know if you have a birthday in May.

Mama duck successfully moved her 10 babies off the hibiscus ledge. No one observed how she managed it. They were so cute and it was fun to see them the short time they were here.

Quote: "If passion drives you, let reason hold the reins" ~ Benjamin Franklin

Until next time

**Roxy Hjelden Solak & Sue Wilson**

## Jefferson House The Oldest and the Best

Happy Mother's Day to all the great Moms! As for us that don't have Moms anymore, we can reflect back and remember how great they were. I have fond memories of mine. My Mom was a Super Mom before that became popular. She was a stay at home Mom until my brothers and I were old enough to take care of ourselves. We were so lucky. She then found yet another job outside the home that was actually a paying job. We thought wow, how cool is that, not realizing she now had to fit that into her schedule. Then years later, I became a working Mom of two daughters and wondered how did she manage to do everything she did. Then one day I realized she only slept six hours a night. Well, that was not going to work for me. Now I too managed the best I could and we all survived. Of course I was fortunate to have a great Dad and now a wonderful husband. My life is blessed and hope yours is too.

In March, Jefferson got together at the Marina for putt putt golf and a barbecue. Fun and games were had by all, enjoying the evening with food and friends.

In April they gathered at the Beach house for a brunch to say goodbye to the season. Some will be off to their northern homes and we wish them all a safe trip.

Joe and Cathy Wos were off on a Caribbean cruise. That is our favorite vacation, eating and enjoying the entertainment and maybe a few trips to the casino. Cathy only needs one hand for gambling. Maybe that's how the slot machines got their name. The one armed bandit.

So we wish everyone safe travelling and be safe and healthy until we see you next season.

So remember to check the bulletin board for upcoming events that are still going around here.

Until next month, remember to "Chat with the Cat".

**Cathy Wos**  
cwtowers25@gmail.com



## Columbia Towers "The Gem of Sea Towers"

Happy May Day friends & neighbors! This year is really flying by & has been fun filled! Did you win, place or just show for the 2<sup>nd</sup> Annual Kentucky Derby party on May 4<sup>th</sup>? Due to extreme popularity, it was held in the Clubhouse. Thanks to Rob & Nel Quarles & Joan Dannenfesler for all the time they invested in this fun event! Who parties like Columbians...NOBODY!!

The April 8<sup>th</sup> meeting was standing room only with cocktails & snacks. On 4/9, the Romeos met at Irish 31 Pub House. On 4/10, the Shuffleboard Tournament winners were Bruce Bennett & Susan Meltzer. There was also a putting contest with Joan Dannenfesler & Bruce Tillotson winning. The 7<sup>th</sup> Annual Joe Egan Trivial Pursuit Challenge was held 4/11 and after double overtime, the winning team was John Snekser, Blaine Betts, Pete Brodner, Bruce Tillotson & little ole me. A Goodbye Cocktail party was held 4/17 for our snowbirds heading home. Wonder how long it will take before they are diagnosed with chronic BSA (Beach Separation Anxiety)? April 27<sup>th</sup>'s Derby Hat Making breakfast was such a fun time! Thanks to Joan & Nel for the creating such a fun theme!

Welcome new neighbors, Carla Johnson & Davis Houlihan in 501. They are from Denver, CO. David works for the State of Florida & Carla is waiting on that perfect job in insurance underwriting or marketing. They enjoy the beach, jet skiing & travel.

Blaine & Gretchen Betts are opera buffs. How many of us knew Gretchen was a music major? Their appreciation of opera began in London in the 70's where, interestingly, the operas are performed in English. The proximity of living at Sea Towers gives them access to performances in Tampa, St. Pete & Sarasota. While here, they attend the performing arts each session at the Straz. Both state that "Tosca" by Puccini is their favorite opera. Blaine quoted the French playwright, Moliere, "Of all the noises known to humans, opera is the most expensive!"

Forget about organic food, at our age we need all the preservatives we can get!

**Janet (or Jan) Foster**  
[Janet.1007@live.com](mailto:Janet.1007@live.com) 405-657-0789



### Bible Study Group

Interdenominational Bible Study and Fellowship. All are welcome. It is held Tuesday evenings at 7:00 p.m. Please call 727-393-7801 for further details.

## Concord Towers Where the Good Times Begin

As I write my monthly column, I look back on the events that occurred last year at the same time. Last May we were looking for replacements for our hard-working social committee. Sadly, a year later, no residents have offered to take this on. Thanks to various people, we have managed to offer several activities since last month, starting with a Happy Hour on the deck with over 30 residents in attendance. "Chef Dave" Harvieux (805) brought his delicious, professionally homemade pizzas to the event, and the group enjoyed these as well as a variety of other nibbles.

On March 25<sup>th</sup>, there was a 95<sup>th</sup> birthday celebration for our WW2 paratrooper, Bob Maher (901) on the same deck. The surprise party was hosted by Cate Jerome (507). Approximately 70 people, including family and friends, were in attendance to honor our long time Concord resident. Happy 95<sup>th</sup> Birthday, Bob!

The Concord residents continued to wind down the busy season with the second annual Wine and Beer Tasting Event in the marina pavilion, hosted by Pete and Sharyn Janz, Lucy Harrigan and friend Jack Bouchard, and Paula and Joe Hlister. A variety of wines and beers from throughout the world were discussed and enjoyed while we ate hot dogs and brats grilled to perfection by our own beer-meister, Pete Janz and Jack. I believe almost half of the 20 attendees drank only water, but it was interesting to hear histories of these beverages and enjoy an evening with neighbors. Did you know that we have a famous actor in the building? Mark Wiita (504), who hails from Wisconsin, was in a national beer commercial. He was even a card-carrying member of SAG, the Screen Actors Guild, and received royalty checks from the commercial. FYI his favorite beer is Millers.

Other news....Stan and Carol Bowers have just returned from a Caribbean cruise and next month Pete and Sharyn Janz are traveling to the British Isles .

The first travel information meeting was led by Gov. Paula. Meetings will occur monthly. Our residents have a wealth of information regarding travel experiences and this is an excellent way to network. Currently several cruises are planned involving Concord residents. If you want information on these trips to exotic places, contact Paula.

Finally, this past month our beautiful, fragrant gardenia has bloomed. We are a community of many hundreds and if these gorgeous white blooms are picked by individuals for personal pleasure, there are few left for all to enjoy. Please leave the fragile gardenia blooms on the plant.

On that note.....Happy Mother's Day, ladies.

MaryAnn Beatty [b8tea@comcast.net](mailto:b8tea@comcast.net) 360-600-3170



## Washington Towers

It's already May. Our snowbird friends are almost all gone. We have so much fun with them, they feel like family and they just go anyway. However they are going back to their loved ones. We'll miss them and wish them safe journey.

May is the height of spring and the flowers are all in bloom. Flowers are natural fireworks in slow motion.

May in Florida is the start of the summer heat. Up north it's time to get outside and enjoy summer. Many of us rarely watch horse racing but on May 4<sup>th</sup> we'll watch the "run for the roses". And all of us will remember our Mother's on May 12<sup>th</sup>. The last weekend of May brings on the Indianapolis 500 and Memorial Day weekend. Memorial Day is a day to remember those who died so we can have it all.

Here's some history that took place in the month of May. Cinco de Mayo, Mexico's victory over Napoleon's troops on May 5, 1862. I wonder if they drank margaritas like we do on this day. Christopher Columbus landed in Jamaica in May 1494 and claimed it for Spain. On May 18, 1980 Mt. St. Helen blew its top and changed the topography of northwest Washington. On May 4, 1998 the finale of the hit sitcom *Seinfeld* aired and was watched by 76.3 million viewers. Still a record to this day.

Gerri Doherty threw a soiree for Ron Power on a significant birthday at Lake Seminole Park. Many of you were there to witness and participate in the fun. We celebrated National Beer Day with a party on the deck. Much like Cinco de Mayo, we seem to need a reason to justify our drinking habits. We had fun, drank beer and ate hotdogs and brats. What's better than that. Well, Mari-Jo Broche won the 50/50, that's kinda better than that. Bob and Cathy Fiscus visited with us during April, a getaway from the snow and cold in Buffalo. Unfortunately they spent most of their week outside their condo as the air conditioner failed. It's either cold in Buffalo or hot in Florida. But they'll be back again.

Birthdays this month include Sue Rous (802), Gloria Roe (1209), Najib Jacob (1001). If you have a birthday in May you share it with some of these famous folks, Billy Joel, Bing Crosby, Audrey Hepburn, Salvador Dali, Florence Nightingale, Bob Hope and countless others.

May is also National Blood Pressure month. Most of us check our blood pressure, but probably not often enough. May is also Skin Care awareness month, so you might want to make an appointment with that dermatologist. Most of all, enjoy the time you have with those you love, be it family or friends. Before you know it our northern friends will be back again and we'll smile and hug them and have that intangible inner feeling we cherish and need.

There is a bit of a puzzle attached to this month's Chatterbox article. If you recognize it let me know.

We still need someone to write the Washington Chatterbox each month so if you like to read it; maybe you might like to write it. See me or one of the Governors.

Gerry Arnold  
[156arnie@gmail.com](mailto:156arnie@gmail.com)

## Heritage House

The April showers certainly brought May flowers. The wonderful spring colors of Florida are in full bloom. Just look around and you can see what a difference the colorful landscape is making to everyone's mood. Three spring events will also be taking place in May.

The one thing we don't want to forget is Mother's Day. Here's hoping that all Moms out there, have the nicest day ever. Some of Heritage's Moms had visits from their daughters this past month. Ann Fronduti had her daughter and granddaughter visit, while Kay Burke had her two daughters and two granddaughters here. I had one of my daughters here as well. Nice beginning to Mother's Day month. Wishing all ladies a great day!

Ed and Kate Mousseau went on a cruise. I hope it was as wonderful as last year's cruise to the Panama Canal. This year was the first time Heritage did not have anyone playing in the Tennis Tournament. However, we did have two people helping on the sidelines. Ruth Morelli and Kay Burke were score keepers. At least we had someone there. Once again Jack Youngblood took the big prize at the Pool Room. Jack came in first in the annual tournament, while new comer, Ron DeCasse, came in first in the "B" league competition. Way to go boys!!

The annual Pot Luck dinner drew 55+ people. Once again the variety of dishes were wonderful. A big thanks to Kathy Law, Pat Doyle, Kate Mousseau and Pat Robertson for seeing that everything went smoothly. Thanks again, ladies. The monthly lunches, latest at Sea Breeze, are bringing a lot of people out with the crowd. That is great to see.

Remember that Memorial Day is at the end of the month. Please remember all of those who fought for our country. If you are so inclined, Bay Pines has a lovely ceremony. Check the local paper for the time. Armed Forces Day is also in May. These two events should remind all of us to appreciate those who served or are serving presently.

Want some fresh herbs? Remember, we have them outside behind the back door. No need to grow your own. Have a wonderful May!

Until next time,  
**Pat Robertson**

## Hamilton House

May has arrived and with it comes summer time, warm weather, and vacations. Many of our northern friends have returned to their summer homes. They will be missed and we will look forward to seeing them in the fall. With the summer approaching us things will begin to slow down at Sea Towers and it will be much quieter.

Happy Birthday to Eileen McElhone #505 on May 28<sup>th</sup> and Kevin Mackay #608 on May 8<sup>th</sup>.

Happy Anniversary to Ed & Gillian #601 on May 26<sup>th</sup>.

Don't forget these two important dates for May!

Mother's Day on May 12<sup>th</sup>. Be thankful and count yourself lucky if you still have your Mom.

Memorial Day on May 27<sup>th</sup>. Let's remember and pay tribute to the men and women who died while serving in our country's armed forces.

All gave some...Some gave all – Remember them this Memorial Day.

We will not have a Chatterbox column for the summer months. Until the fall... Have a great summer. See you in the fall!

**Patsy Poore**

[Patsypoore1@yahoo.com](mailto:Patsypoore1@yahoo.com)

727-249-7556

## Colonial Court

Good news: Tax season is behind us and now we can start saving for the rest of the year.

First, I would like to wish all those who will be traveling a safe trip back to your home states.

We enjoyed all the visitors this season and hope they will return again next season.

I hope you all enjoyed the exciting evening with Flashbacks. The dance was one of the many events by the Central Social Committee led by our own Dee Gilbride. A fun time was had by all! Be sure to attend again next year.

A Ladies Luncheon is held on the first Tuesday of the month. In April the luncheon was held at Sweet Sage. In May the ladies will be lunching at Pom-Pom, so be sure to sign up for an afternoon of fun with friends.

The end of the year meeting was held on the back patio. There was a cookout with everyone sharing their favorite dishes. The minutes from the meeting are posted across from the mailboxes. The next meeting will be held in the fall.

Colonial Court will be having some much needed landscaping around the whole building. This will be a process over a few months.

If you have any news you would like to share please e-mail me or send me a text.

**Pat Martin-Collins**

[Pcm07@hotmail.com](mailto:Pcm07@hotmail.com)

607-725-9768

## ATTENTION GOLFERS

Anyone wishing to play in the  
**Contrarians Men's Golf Group**

Monday mornings  
November thru April at  
**BARDMOOR Golf Club**  
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Please contact **JIM BIDDLE**  
**717.805.1554**

or Email

[jnbiddle1@aol.com](mailto:jnbiddle1@aol.com)

## Pasadena Community Church

9am **Contemporary Service**  
11am **Traditional Service**

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[www.pasadenacommunitychurch.org](http://www.pasadenacommunitychurch.org)





FOR YOUR INFORMATION

**GATE ACCESS PROCEDURES**

If you are new to Sea Towers welcome, if you are a returning to Sea Towers welcome back. The following are some tips to insure your guests or contractor get through the gate quickly.

1. Please call the gate no more than twelve hours prior to your guest/contractor arrival. You can also use your dwellingLive account online or in the app on your phone/tablet to enter your guest information.
2. Please do not walk up to the gatehouse, to request a guest or contractor entry, the gate at Sea Towers is not a pedestrian gate, it is not safe. In addition, the officers must direct their attention to the entry lanes and the phone, before they can speak to you as a walk up.
3. If you are an owner or renter, not in your decaled vehicle. Please have your I.D. ready to show the officer.
4. Please let your guests or contractor know your building name, unit number, and your name. This will speed up their entry.
5. Let the officer know if the person you are expecting is a contractor or guest. If they are a contractor, what are they doing i.e. maid/cleaning service, providing an estimate for work, A/C or water heater install, painting, carpeting, etc.
7. Gate attendants are **not** allowed to hold, accept or sign for keys, mail, luggage, deliveries, etc.



**Sea Towers' Sirens  
Red Hat Society Chapter**

Join us Thursday, May 16, 2019 Monthly Luncheon at The Brown Boxer, 15000 Madeira Way, Madeira Beach (727-391-1704). Arrive at 12:30 PM

All members and guests are invited to join. Please call building representatives or Co-Chair to confirm your reservation by 5/3/19.

Thank you  
Co-Chair Toni Lipscomb, Yvonne Cappelano & Pat Doyle

\*\*For those heading North for Summer/Fall season have safe travel & heathy season.

\*\*\*Mark your calendar: Our Fall monthly events start Thursday, October 17, 2019. Watch Chatterbox for more information.

**dwellingLive**

If you have not already registered your dwellingLive account please contact the Admin office for your One-Time Use Registration code.

Once you register your account online you can utilize the app for your phone or tablet to enter your guests for a day pass in place of calling the front gate.

Please email  
[AdminOffice@myseatowers.com](mailto:AdminOffice@myseatowers.com)  
For your code

**Welcome Your New Neighbors!**

Brigitte Fuller  
Washington #705

Carl Burch  
Lexington #711

Ronnie & Ann Marie Eligon  
Columbia #401

Kenneth Baine  
Columbia #1007

## Classified Ads

Classified ads are to be submitted by Sea Towers' residents only. Ads are free and must not be more than 20 words in length. All ads must be submitted in writing to the Secretary, Laurie Lorenz, **no later than the 20th of the month** for inclusion in the next month's Chatterbox.

You may email your ad to: [llorenz@myseatowers.com](mailto:llorenz@myseatowers.com) or fax to: (727) 397-8910 attention Laurie. Thank you!



### UNITS FOR SALE

- **Heritage House**—1BD/1.5BA, fully furnished, waterfront view, gated and secure, close to shopping and gulf beaches, new HVAC. \$174,000 Call 813-240-7031
- **Colonial Court**—1BD/1BA, 3rd floor, fully furnished, priced to sell at lowest priced 1/1 in Sea Towers. Call Vollie 727-393-3238 or 727-519-3724 for info or to see.

### UNITS FOR RENT

- **Hamilton House**—2BD/2BA, 2nd floor unit with carport. Call 727-644-2507
- **Washington Towers**—2BD/2BA, 10th floor, inter-coastal/gulf/sunset views, open kitchen, granite, tile, Maytag appliances, contemporary furnishings, annual or minimum 4 month seasonal. Call 727-398-7272 for details.
- **Concord Towers**—2BD/2BA, high floor, corner unit, spectacular sunrise/sunset, view of Gulf of Mexico. Completely renovated, beautifully furnished, carport. Available May 1st. Call owner 404-323-9800
- **Lexington Towers**—1BD/1BA, fully furnished, new fridge & dishwasher. Available May 1st annual lease \$1,200/month would consider 6-month lease \$1,500/month. Call Karen 815-405-7022

### IMPORTANT NOTICE FOR UNIT OWNERS

If you are planning on renting your unit, avoid delay to your renters by supplying the following paperwork:

1. **Lease Approval Request Form**
2. **Copy of current Photo ID**
3. **Copy of Lease Agreement between owner and renter**

All paperwork **MUST** be completed and turned in to the Administration Office twenty (20) *business* days **PRIOR** to their arrival. There is a processing fee for Lease Approval Applications including those who are changing units and/or buildings. Renewals are expected to follow the same procedure. Remember, the minimum rental is three (3) months. Renters who show up without the proper paperwork on file will be delayed until we can obtain information from you, the owner.

## Classifieds

### LOOKING TO RENT

- Looking to lease condo January, Feb., March 2020. Prefer a Studio or 1 bedroom or 2 bedroom. Call Terri 519-622-4833 or email [terriylnt@hotmail.com](mailto:terriylnt@hotmail.com)

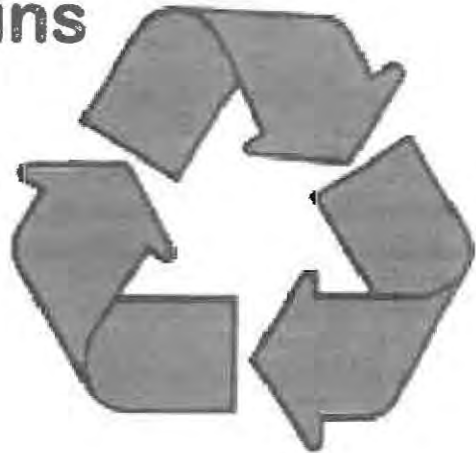
### LOOKING OR BUY OR RENT CARPORT

- Covered carport available to rent for summer months please call 714-345-4151



# Sea Towers Recycle Bins

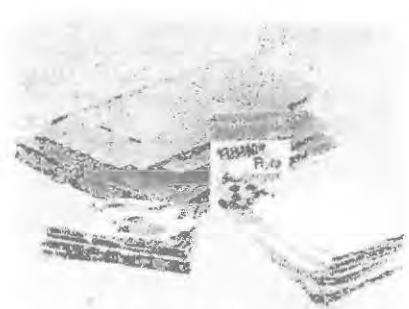
What can we recycle?



**METAL**  
Only food and  
drink cans



**CARTONS**  
No straws



**PAPER AND  
CARDBOARD**  
Clean and dry —  
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No shredded paper



**PLASTIC**  
Only bottles  
and jugs

**NO glass** – bag and carry to our Trash Room bins.  
Do **NOT** throw down into trash chute.



**NO plastic bags** of any type when you  
use the Recycle bin- empty contents out of bag.

*Pictures and information from Tampa Bay Times and Waste Management*





**In-House Maintenance Work Orders**  
**CALL: (727) 397-1164**



The following is a list of services that the Federation maintenance personnel provide for our residents. Our fees are \$20.00 (minimum) labor for the first ½ hour and \$15.00 (minimum) labor for every ½ hour thereafter along with the price for parts.

1. Paint unit main and storm doors (call for special pricing) Exterior paint provided by Association
2. Install bathroom sinks
3. Install kitchen sinks
4. Install bathroom faucets Owner supplied
5. Install kitchen faucets Owner supplied
6. Install new/replacement faucet handles Owner supplied
7. Install grab bars Owner supplied
8. Bathroom ceramic towel & soap holder replacement
9. Install shower heads Owner supplied
10. Install ceiling fans (Plug in type only)
11. Install closet shelves Owner supplied
12. Install blinds Owner supplied
13. Trim interior doors
14. Electrical wall outlet cover replacement Owner supplied
15. Install smoke alarms (Battery operated only)
16. Install ice maker kits Owner supplied
17. Install new mailbox locks
18. Install A/C condensate lines with T For Clean out line
19. Repair leaking faucets
20. Repair leaking sinks
21. Repair leaking toilets, if parts available (No toilet or wax ring replacements)
22. Replace hard to reach light bulbs
23. Replace angle stops on toilets and under sinks
24. Replace doorbell buttons
25. Change door knobs and locks Owner supplied
26. Change cartridge in shower / tub / faucet
27. Change filters in water systems Owner supplied (non-pressurized systems only, no reverse osmosis systems)
28. Change filters in air handler Owner supplied
29. Cut and change panels in ceiling lighting Owner supplied
30. Assemble bookcases / computer desks
31. Transport suitcases & boxes to and from vehicles (Mon. to Fri. with prior notice)
32. Pick up and discard old interior doors and sliding glass doors

**ALL WORK ORDERS MUST BE SCHEDULED THROUGH THE ADMINISTRATIVE OFFICE**

**MAINTENANCE PERSONNEL ARE NOT ALLOWED TO TAKE WORK ORDERS DIRECTLY!**

**Call the administration office for more details. (727) 397-1164**

The fees listed above are for one maintenance person, additional personnel will be an additional cost.  
Due to liability issues someone **MUST** be home and remain with our maintenance personnel while the work is performed.

In-House work orders are scheduled on a first come-first serve call basis

**UPDATED 06/2018**

# Savvy Seniors

## Hire Licensed Professionals

Unlicensed Activity is against the law and can cause physical and financial harm. Check to make sure that those who you hire to work on your home hold the proper license(s). Plumbing, AC and roofing are just a few of the services that require a license. Often times unlicensed contractors and scammers prey on Senior citizens. Be a SAVVY SENIOR! Verify Licenses. Hire Licensed Professionals.

### Dangers of Hiring an Unlicensed Person

- **Poor qualifications.** Unlicensed persons typically do not have the education, insurance, or qualification required of a licensee.
- **Poor quality work.** Unlicensed contractors typically do poor quality work or do not finish the project, leaving the homeowner to spend more money hiring another contractor to repair or finish the project.
- **Possible criminal background.** Unlicensed persons often have criminal backgrounds that may include fraud, theft, violent crime, sexual offenses, and substance abuse.
- **Likelihood of being the victim of a scam.** Unlicensed persons often disappear after taking your money, leaving you with very few options to help you get your money back or your work completed. Scams in the construction industry, especially home improvement, sadly are, widespread. Con artists pose as contractors and often target vulnerable people and take advantage of homeowners.
- **Limited resources for broken contracts.** When you have a dispute with a licensed contractor, you call the Department, which has the authority to discipline and even revoke the license. This gives the licensee more incentive to play fair. However, this type of action is not available against unlicensed contractors and homeowners often find the only answer is an expensive, and generally futile, civil suit.
- **No insurance and liability for injuries to others:** An unlicensed contractor typically is uninsured and will have no way to pay you back for any property damage. You may end up being liable for personal or financial injuries to others.
- **No coverage under homeowner's policy.** Most homeowner policies require that work must be done by a licensed contractor and provide no coverage for work that is not.
- **Noncompliance with building codes.** Most projects, even small ones, require permits and inspections that unlicensed contractors ignore or are unfamiliar with. If your project isn't permitted or doesn't comply with the building code, you may have to remove or repair the work at your own expense and be subject to fines by local government.
- **Liens being imposed on your property.** You may be subject to liens placed on your property by subcontractors or suppliers.

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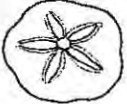
















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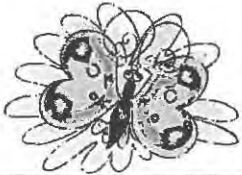


















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# MAY 2019

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
 7 pm Texas Hold 'em (AUD)			<b>1</b> 9 am Water Aerobics (Pool) 1:30 pm Mahjongg (LCR) 	<b>2 Nat'l Day of Prayer</b> 9 am Water Aerobics (Pool) 12:30 pm Pinochle (LCR) 6:30 pm Men's / Women's Poker	<b>3</b> 10 am Yoga (AUD) 9 am Water Aerobics (Pool) 6:30 pm Mexican Train (LCR)	<b>4 KENTUCKY DERBY</b> New Moon 
<b>5 Cinco De Mayo</b>  7 pm Texas Hold 'em (AUD)	<b>6 Ramadon Starts</b> 10 am Yoga (AUD) 9 am Water Aerobics (Pool) 1 pm Beginner Hand & Foot (LCR) 6:45 pm Darts (MCR) 6:30 pm Game Night (Outside CR)	<b>7 Nat'l Teacher Day</b> 9 am Water Aerobics (Pool) <b>11:00 am Blood Pressure Clinic</b> 1:30 pm Pinochle (LCR) 1 pm & 6:45 pm Shuffleboard 6:15 pm Bridge (Card Rooms) 6:30 pm Hand & Foot (AUD) 7 pm Texas Hold 'em (AUD)	<b>8</b> 9 am Water Aerobics (Pool) 1:30 pm Mahjongg (LCR) 	<b>9</b> 9 am Water Aerobics (Pool) 12:30 pm Pinochle (LCR) 6:30 pm Men's / Women's Poker 	<b>10 Military Spouse Appreciation Day</b> 10 am Yoga (AUD) 9 am Water Aerobics (Pool) 6:30 pm Mexican Train (LCR)	<b>11</b> 
<b>12 Mother's Day</b>  7 pm Texas Hold 'em (AUD)	<b>13</b> 10 am Yoga (AUD) 9 am Water Aerobics (Pool) 1 pm Beginner Hand & Foot (LCR) 6:45 pm Darts (MCR) 6:30 pm Game Night (Outside CR)	<b>14</b> 9 am Water Aerobics Premier Presentation (see ad) 1:30 pm Pinochle (LCR) 1 pm & 6:45 pm Shuffleboard 6:15 pm Bridge (Card Rooms) 6:30 pm Hand & Foot (AUD) 7 pm Texas Hold 'em (AUD)	<b>15</b> 9 am Water Aerobics (Pool) <b>10 am Coffee and Donuts (AUD)</b> 1:30 pm Mahjongg (LCR) 	<b>16</b> 9 am Water Aerobics (Pool) 12:30 pm Pinochle (LCR) 6:30 pm Men's / Women's Poker	<b>17</b> 10 am Yoga (AUD) 9 am Water Aerobics (Pool) <b>12:00 Noon PIZZA SOCIAL</b> 6:30 pm Mexican Train (LCR)	<b>18 Armed Forces Day</b> Full Moon 
<b>19</b>  7 pm Texas Hold 'em (AUD)	<b>20</b> 10 am Yoga (AUD) 9 am Water Aerobics (Pool) 1 pm Beginner Hand & Foot (LCR) 6:45 pm Darts (MCR) 6:30 pm Game Night (Outside CR) 	<b>21</b> 9 am Water Aerobics (Pool) 1:30 pm Pinochle (LCR) 1 pm & 6:45 pm Shuffleboard 6:15 pm Bridge (Card Rooms) 6:30 pm Hand & Foot (AUD) 7 pm Texas Hold 'em (AUD)	<b>22</b> 9 am Water Aerobics (Pool) <b>1 pm Ice Cream Social (AUD)</b> 1:30 pm Mahjongg (LCR) 	<b>23 World Turtle Day</b> 9 am Water Aerobics (Pool) 1:30 pm Pinochle (LCR) 6:30 pm Men's / Women's Poker 	<b>24</b> 10 am Yoga (AUD) 9 am Water Aerobics (Pool) 6:30 pm Mexican Train (LCR) 	<b>25</b> 
<b>26</b>  7 pm Texas Hold 'em (AUD)	<b>27 MEMORIAL DAY</b> 9 am Water Aerobics (Pool) 6:30 pm Game Night (Outside CR)  Admin. Offices are Closed.	<b>28</b> 9 am Water Aerobics (Pool) 1:30 pm Pinochle (LCR) 1 pm & 6:45 pm Shuffleboard 6:15 pm Bridge (Card Rooms) 6:30 pm Hand & Foot (AUD) 7 pm Texas Hold 'em (AUD)	<b>29</b> 9 am Water Aerobics (Pool) 1:30 pm Mahjongg (LCR) <b>2:00 pm ONEBLOOD blood drive</b>	<b>30 Ascension Day</b> 9 am Water Aerobics (Pool) 1:30 pm Pinochle (LCR) 6:30 pm Men's / Women's Poker	<b>31</b> 10 am Yoga (AUD) 9 am Water Aerobics (Pool) 6:30 pm Mexican Train (LCR)	

# MAY 2019

Sunday      Monday      Tuesday      Wednesday      Thursday      Friday      Saturday

			1	2	3	4 
5 	6	7 	8 9A Open Council (AUD)	9	10	11 
12 	13	14	15	16	17 	18 
19 	20 7:30P Hamilton Mtg (AUD) 	21	22 	23	24 	25 
26	27 <b>MEMORIAL DAY</b>   Admin. Offices Closed	28 	29 	30 	31 	





## The Federation of Sea Towers Owners' Associations At Independence Cove

4570 COVE CIRCLE, ST. PETERSBURG, FLORIDA 33708

April 15, 2019

Re: Multiple Rule Revisions & Deletions

Dear Sea Towers Owner,

At the Wednesday, April 10<sup>th</sup> Sea Towers council meeting the council of Governors passed multiple revisions to the Sea Towers Condominium Guide Rules and Regulations. **The new Rules and Regulations will become effective on Wednesday, May 1, 2019.** Included in this mailing is a complete set of the approved rules and regulations; please dispose of any older versions you may have. Also, please provide your guests or tenants with a set of the new Rules and Regulations as well, as an owner you are responsible for your tenants and guests actions while on the property.

Due to the number of revisions, I am not able to cover all of them in this cover letter, and I recommend you read and periodically review the enclosed packet as needed. Some of the revisions are listed below but the biggest change is that pickup trucks will become permitted vehicles as of May 1, 2019, but with stipulations.

One of the major stipulations for pickup trucks is a truck may be no larger than a ¾ ton class, e.g., Ford F250, Chevy/GMC 2500, Dodge 2500, etc., fit under a carport whether you have one assigned to your unit or not, and meet the following excerpt from the Vehicles Permitted section on page 10:

*"The following types of vehicles are considered conforming vehicles and may be admitted and/or parked overnight by residents and their guests when the proper vehicle pass or barcode is displayed and when they do not display any commercial signage or advertising, do not represent a commercial enterprise in any sense by appearance or content and fit entirely within the confines of the carport or parking space on all four (4) sides (including the front and back of the space); and which, when parked, will not interfere with the passage of vehicles or the safety of pedestrians on the paved areas or with access to any vehicle parked on either side. Single vehicle unit owners must park in their assigned carport or numbered parking space. If the vehicle does not fit in the carport or numbered space as required by this rule, the vehicle must be parked off the property."*

- *Pick Up Trucks that conform to the following specifications:*
  - *¾ ton class or less, e.g., not larger than a Ford F250, Chevy/GMC 2500, Dodge 2500, etc.*
  - *Must not have oversized tires*
  - *Must not have dual rear tires*
  - *The truck suspension must be factory standard height (must fit in a carport)*
  - *Toppers and flat hardcovers are to be commercially made, no truck campers*
  - *Toppers may not extend more than four (4) inches over the cab or prohibit access to owner's carport*
  - *Uncovered Truck beds may not contain refuse or be used as a storage area*



**The Federation of Sea Towers Owners' Associations  
At Independence Cove**

4570 COVE CIRCLE, ST. PETERSBURG, FLORIDA 33708

**Please review the Vehicle Violations/Towing on page 9, Vehicles Permitted section on page 10, and Vehicles and Other Prohibited Modes of Transportation on Page 11.**

Some other rule changes are:

Page 3 – Aerial Drones are not permitted

Page 3 – Electric bicycles are permitted

Page 3 – Fishing from the benches on either side of the lagoon bridge is now permitted at anytime

Page 4 – Providing a working unit key to the admin office is now required for emergency use

Page 5 – Moving trucks and trailers may be permitted to remain on property overnight with prior approval and if parking is available

Page 5 – Daily Guests cannot use the facilities if the owner is away (out of town)

Page 6 – The Beach House pool will now open at 6:30 am

Page 6 – Swim noodles are allowed at both pools but are not allowed to be stored at the pool

Page 8 – Smoking within 25' of a residential building is no longer permitted

Page 9 – Vehicle Violations/Towing

Page 10 – Vehicles Permitted

Page 10 – Contractor, vendor and other commercial vehicles permitted from 8:00 am to 5:30 pm,  
Monday through Saturday no Sundays or Holidays

Page 11 – Vehicles and Other Prohibited Modes of Transportation

Page 11 – Vehicle Storage

Page 11 – Vehicle waxing is now allowed in your assigned carport

Pages 9 to 11 – Review all Vehicle rules for multiple changes

**The list above is not a complete list of all the revisions to the Sea Towers Condominium Guide Rules and Regulation. Please read the enclosed packet for a full understanding of the changes.**

If you have any questions concerning any of the rules, please contact the Sea Towers Administrative Office during normal office hours at (727) 397-1164.

Sincerely,

Arthur Penny, CMCA, AMS

Chief Executive Manager

Sea Towers Owners Associations, Inc.

**SEA TOWERS CONDOMINIUM GUIDE**  
and Rules and Regulations  
May 1, 2019

**MODERN CONDOMINIUM LIVING**

Condominium living has become a modern way of life. Although the advantages are numerous, it does require you, as a resident, to adjust to important differences and new responsibilities. The purpose of these Rules and Regulations is to promote a spirit of good fellowship and to strive to maintain a pleasant and harmonious atmosphere. We hope that this booklet will prove helpful to you in living comfortably with your neighbors in your Condominium home. It has been compiled in alphabetical order for your convenience. Please contact the Administration office if you have any questions about these Rules and Regulations.

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## INTRODUCTION

**We are a 55 and older community and comply with the Fair Housing Provisions authorizing this exemption.**

### Sea Towers Rules vs. Your Association's Rules

Sea Towers Owners Associations, Inc. (STOA) is a for-profit Florida Corporation, it is not a condominium association, and does not own any condominium units and is not governed by Florida Statute 718, Sea Towers is the property owner of the recreational properties, pools, carports, seawalls, marina, and roadways, etc. located within the Sea Towers complex. The STOA board creates and enforces the rules for everything located outside of the nine (9) individual association buildings walls.

There are nine (9) individual and separate Condominium Associations located on the Sea Towers property, Jefferson House, Hamilton House, Columbia Towers, Lexington Towers, Continental Towers, Concord Towers, Heritage House, Washington Towers, and Colonial Court. Each association is a stand-alone association with a Board of Governors who controls the building and creates and enforces the Rules and Regulations for their association. Due to their individuality, one association may have a different set of Rules and Regulations than another association.

### General Information

Some Rules and Regulations have been made to comply with current Fire Department regulations and are subject to change to ensure continuing compliance with the regulations. Additional administrative rules may be posted at various sites within the complex and for various recreational and other activities. These rules, which are subject to change, are strictly enforced. Depending on the situation the Sea Towers Manager has the authority to grant exceptions to parking, storage and types of vehicles allowed on the property if prearranged during normal office hours.

### Authorization

The Rules and Regulations which guide our living at Sea Towers and your Association receive their authority from the Florida Statutes, the Condominium Declaration, and Bylaws, in that order of precedence. The various Boards of Governors may enact additional rules and regulations in their Associations and by the Federation Council for the common use areas of the complex.

### Compliance and Enforcement

The Boards of Governors have the authority to enforce the Rules and Regulations for their Associations; they may delegate this authority in writing to STOA in its role as Manager. STOA has the authority to enforce the Rules and Regulations governing the common use of the complex. **It is the responsibility of all unit owners to inform violators of any known breach or violation of the Sea Towers' Rules and Regulations and to report any persistent or repeated violation to the Gatehouse or Sea Towers Manager.**

**Florida Statute 718.303 (3) and (3)(a):** 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.

### **Trash Removal & Dumpster Usage**

Residents and contractors may not dispose of construction/remodeling material or debris in any Sea Towers or Association trash dumpster. Disposal of furniture, mattresses, and appliances is the sole responsibility of the unit owner, unit owners must arrange for the disposal of all large items.

### **AERIAL DRONES**

The use of aerial drones of any type, for any purpose is prohibited on Sea Towers property.

### **ARTS AND CRAFTS SHOP**

The Shop has been provided for the residents at Sea Towers to use for those arts and craft activities which normally are not suitably carried out in an apartment. It shall not be used for activities which would produce excessive noise or other disturbance. A small paint spraying booth is located behind the Shop. The Shop may be reserved by calling the gatehouse to make arrangements for access to the shop on that day. The use of the shop is limited to two consecutive days by any individual or group. **Specific rules of use are posted in the Craft Shop.**

### **BICYCLES**

Bicycles are to be ridden on the Cove Circle roadways and are not allowed on sidewalks, pool areas or the lagoon walkway. Bicycles are to be stored only in designated areas (see your Association Rules and Regulations) and **may not** be stored overnight or permanently in any bicycle rack located in the common areas of the property. Electric/battery operated bicycles are permitted on the property.

### **DRESS CODE**

#### **Clubhouse**

When entering the Clubhouse, proper attire is required, including shoes, shirts, leisure shorts, and pants. Swimwear is permitted only in the shower rooms and in no other area of the clubhouse.

#### **Common Use Areas**

Shoes, shirts, or t-shirts must be worn throughout the complex except at the pool areas, main fishing pier or the beach. A beach coat or appropriate cover-ups (**not just a towel**) and footwear are required when swimwear is worn anywhere other than the pool areas, on the beach or the main fishing pier.

### **FISHING**

There are three piers at Sea Towers which are provided for fishing, (persons using fish boards must clean them after use, and lights must be turned off when finished). **Fishing is permitted during the following hours:**

- From the benches located on each side of the bridge is permitted at any time.
- Fishing from the lagoon walkway is allowed during the hours of 9:00 pm to 6:00 am.
- Fishing is not allowed from the lagoon bridge at any time.

## FURNITURE AND RECREATIONAL EQUIPMENT

Chairs, lounges, tables, kitchen appliances/utensils, and recreational equipment of any kind are not to be removed from their assigned locations for personal use. Lounges and chairs may not be reserved unless the individual using the lounge or chair is present.

## GRILLS

**No personally owned grills or smokers may be used anywhere on the property.** Charcoal grills are provided at the Beach House and Picnic Shelter and are used on a first-come basis and may not be reserved. The use of grills in any area of the buildings or grounds is regulated by fire code.

## GUESTS IN OWNERS' ABSENCE

Whenever a unit owner permits family or guests to use their unit in the owners' absence, it is required for the owner to deliver in advance a completed copy of the Non-Paying Guest Form to the Management office. Without this advance notification, the gatehouse officer will not allow entry to the complex. During the stay of the guests, children under the age of 18 will not be permitted to reside in the unit without an adult present. **Guests are not permitted to bring a pet on the premises.**

## IDENTIFICATION CARDS

Owners, lessees, and guest residing in owners' absence should obtain identification cards from the Management office. ID cards may be required in times of emergency to permit re-entry to the complex.

## KEYS

Residents are required to leave a workable set of keys to their apartment with management for emergency purposes. Failure to do so may result in locksmith fees and any repairs to the unit and other affected units. Under the Condominium agreement, Board members and Management have the lawful right to enter an apartment in case of an emergency in that apartment or another apartment in a related emergency such as a leak, electrical failure, fire, etc. to protect the association owned elements within the unit.

## LOST AND FOUND

Items found should be delivered to the Social Director's Office in the Clubhouse. Lost items left with the Social Director may be recovered on request with proper identification. If items are not claimed within six months, all items will be donated to charity or the community's annual Elegant Junque sale.

## MARINA AND WATERCRAFT DOCKING/STORAGE

Marina use is only for a boat slip and kayak rack lessees and their guests.

No boats, canoes, kayaks, paddle boards, personal watercraft, or other sea-going vessels may be tied up to any pier at any time, nor may enter any beach area. The common areas, seawalls, piers, and marina are not to be used for boarding or discharging passengers.

No person shall use the common areas, piers, beach areas, marinas or seawalls of the complex to attach, dock, moor, store or place a boat, canoe, kayak, paddle board, personal watercraft or other sea-going vessel, etc.



**Exceptions:** Residents with an approved kayak rack space lease shall be permitted to enter and exit the property with the kayak registered in the lease. Kayaks allowed as an exception shall have a Sea Towers kayak space lease decal affixed to the bow of the vessel for identification. All other kayaks, canoes, paddle boards, etc. will be denied access to the property. Lessee's shall launch their kayak using the kayak launch in marina slip number one only. The remaining marina boat slip/storage areas shall not be used for kayak launching, storage, or docking.

### **MOBILE STORAGE UNITS**

Mobile storage units like PODS that sit directly on the ground are not allowed on the property. Mobile storage units or moving trailers that have tires and can be towed by anyone with a trailer hitch require prior authorization from the Sea Towers Manager before they will be allowed on the property.

### **MOVING**

In the event, a unit has been sold, or a lessee is moving into a unit, a moving van shall be allowed to park within the condominium area as directed between the hours of 8:00 am and 5:30 pm, Monday through Saturday. **No evening, Sunday or Holiday moves/deliveries shall take place except by approval from the Sea Towers Manager and the Association involved.**

Moving trucks and trailers may be permitted to remain on the property after 5:30 pm but for no longer than noon of the following day with a pass prearranged during normal office hours with the Sea Towers Manager. Vehicle must park in areas designated by the office or security and may not obstruct traffic in any way. Vehicle and trailer must fit into parking space or be detached and parked in two spaces. This exception applies to unit owners and lessees.

### **PETS AND WILDLIFE**

- No pets are allowed at Sea Towers.
- Feeding of birds, ducks, and other wildlife is not allowed at Sea Towers.

### **RECREATION & ACTIVITIES**

The Social Director is responsible for all group social functions, activities and events scheduled for the residents. Also, the Social Director is responsible for the coordination and supervision of the general operations of all recreational facilities located at Sea Towers.

The facilities at Sea Towers are for the exclusive use of the residents. *Guests and visitors must be approved for entry by the resident through gatehouse at the time of the visit. Guest are not allowed to use the facilities in the absence of the unit owner unless they are residing in the owner's unit as provided herein (see page 4, Guests in Owners Absence).* **Facilities may not be used for private individual lessons for remuneration.**

**OBSERVE ALL POSTED RULES FOR VARIOUS RECREATIONAL FACILITIES. ALL FACILITIES ARE USED AT YOUR OWN RISK. AN ADULT AT ALL TIMES MUST ACCOMPANY CHILDREN 12 YEARS AND UNDER.**

Reservations of any recreational area, pool, picnic shelter, etc. are prohibited. These areas are open to everyone on a first come, first serve basis. Association use of these areas is prohibited on the following three-day holiday weekends; Memorial Day, Labor Day, and the Fourth of July.

### **Hours of Operation**

Clubhouse hours are 6:30 A.M. to 11:00 P.M.

Tennis court hours are 8:00 A.M. to 10:00 P.M. except during June, July, August, and September when the tennis courts will be open from 7:30 A.M. to 10:00 P.M.

Except for special Sea Towers calendar events or programs approved by the Sea Towers Manager and Social Director, all other outside facilities are in operation from 8:00 A.M. to 10:00 P.M.

**Beach House Pool** hours are 6:30 A.M. to 10:00 P.M.

The Beach House pool is designated as the family pool.

Children under 18 years of age are permitted to swim at the Beach House anytime the pool is open.

**Clubhouse Pool** hours are 6:30 A.M. to 10:00 P.M.

The Clubhouse pool is used for multiple purposes.

During open swimming, children under 18 years of age are permitted.

An adult must always supervise children 12 years and under.

- 6:30 A.M. to 9:00 A.M. – Open swimming
- 9:00 A.M. to 11:00 A.M. – Exercise class with appropriate equipment (such as noodles)
- 11:00 A.M. to 2:00 P.M. – Open swimming
- 2:00 P.M. to 4:00 P.M. – Adult exercise and adult swimming (18 and older only)
- 4:00 P.M. to 7:00 P.M. – Open swimming
- 7:00 P.M. to 10:00 P.M. – Adult swimming (18 and older only)

### **Swimming Pools:** *Follow all posted rules*

There is no Lifeguard on duty at either of the two pools, swim at your own risk.

An adult must always supervise children 12 years and under at all pools.

Diapered or incontinent persons must use appropriate leak proof swim pants.

Floats of any design or shape are not permitted.

Swim Noodles may be used at anytime but may not be stored in the pool area.

Children under 12 years of age may use water wings and small waist donut tubes.

Snorkeling or diving equipment is not permitted.

**Beach House:** The Beach House is available for use by all persons on a first come first serve basis. An adult must always accompany children 12 and under.

**Clubhouse:** Street attire, including shirts and shoes, are required in the Clubhouse. Wet bathing attire is NOT permitted. An adult must always accompany children 12 and under.

**Billiard Room:** Current rules for the use of the Billiard Room are posted in the room; **no food or beverages are allowed in the Billiards room.** An adult must always accompany children 14 and under.

**Bingo:** No one under 18 years of age may enter the Bingo games. All games are conducted according to the State of Florida and Pinellas County Laws.

**Chairs, Lounges, and tables:** Do not remove chairs, lounges or tables from the pool area. Do not use on the beach on the sand; lounges are not permitted on river gravel at Beach House, Clubhouse or Picnic Shelter. Chairs and lounges may not be reserved. It is not permitted to leave personal items left on chairs or lounges for

holding purposes and may be removed and given to the Social Director to be placed in the lost and found storage.

**Exercise Equipment:** *EXERCISE EQUIPMENT TO BE USED AT USER'S OWN RISK.* Current rules and warnings for exercise area are posted in the exercise rooms. Only persons 16 years of age or older will be permitted to use the exercise equipment. Do not use exercise equipment while wearing wet bathing attire. ***Be considerate of others waiting to use the equipment and use the equipment as intended.***

**Jogging:** Jogging is permitted on all Sea Towers' roadways throughout the complex except for the lagoon walkway.

**Lawn Bowling:** The bowling green is located on top of the southeast Lexington Carport and is available to all Sea Towers' residents and their guests. Street attire, including shirts and shoes, is required. Current rules for using the bowling facilities are posted at the green. An adult must always accompany children 12 years and under.

**Picnic Shelter:** The Picnic Shelter is available for use by all persons on a first come first serve basis. An adult must always accompany children 12 and under.

**Putting Green:** The putting green is located adjacent to the Picnic Shelter and is available to all Sea Towers' residents and their guests. Street attire, including shirts and shoes, is required. An adult must accompany children 12 and under.

**Recreational and Common Area Use Rule:** Unit owners have a right to assemble as allowed by Florida Statute 718.123 peaceably. However, private commercial meetings, such as real estate meetings, Tupperware sales, etc., private religious activities, including, but not limited to, religious services, religious studies, etc., are not allowed at any time within or upon any recreational or common area.

**Roller Skates, Roller Blades:** No person shall use Roller Blades, Roller Skates, Skate Boards, and similar vehicles within the Sea Towers' complex.

**Sauna:** Both the men's and women's saunas are dry heat saunas. Do not sprinkle rocks with any liquid. Please follow all posted operating instructions, rules, and warnings.

**Shuffleboard:** Street attire, including shirts and shoes, are required. Current rules for using the facilities have been posted at the courts. Residents may reserve a Shuffleboard court or courts for league/team play; please see the Social Director, whose office is in the Clubhouse, for scheduling information. An adult **MUST** always accompany children 12 and under.

**Tennis/Pickleball Courts:** Tennis attire is required, including tennis shoes. Shoes of any sort, which may cause falls or mark the courts are not allowed. Children 12 and under must be accompanied by an adult and may play only during afternoon hours. Additional rules are posted at the courts.

### **RESERVATIONS OF COMMON AREA FACILITIES**

All common area facilities are open to every resident on a first come, first use basis. For exclusive use, i.e., weddings, family functions, gatherings of friends, etc. the Clubhouse auditorium and card rooms are available. A security deposit and fee are required, reservations require a minimum of a one-week (7 days) notice and can be made up to one month in advance. A resident, who must be present from beginning to end, must sponsor



private gatherings. Cleaning of the facilities shall be the responsibility of the sponsor/lessee; failure to clean the facilities will result in additional charges.

Reservations for the Clubhouse auditorium and card rooms do not include any adjacent recreational or public areas, e.g., swimming pools, billiards room, restrooms, etc. These areas shall remain open to all Sea Towers' residents. For further information, please contact the Social Director.

### SALES AND RENTALS

***Real Estate Caravans, Open Houses, previews, Auctions, etc. are not permitted within the Sea Towers' complex or Associations' buildings.***

With advance permission from a Unit Owner or agent of the Unit Owner, a prospective purchaser or tenant may be admitted to the premises to inspect the unit. The prospective purchaser or tenant must always be accompanied by the Owner or his agent while on Sea Towers' or Association premises. The Unit Owner is responsible for the adherence to all Sea Towers' rules by all persons involved in the resale or rental process.

A Unit Owner is required to make application to the Management Office thirty (30) days in advance in the event of a resale or lease. Failure to make a proper and timely application may result in a delay in closing or occupying of a unit. An application fee is required to cover all administrative fees, and a background check fee may apply. The application fee is determined and approved by the Sea Towers Manager.

The Unit Owner is responsible for ensuring that the potential buyer or new owner is provided with a copy of the Condominium Documents, Rules and Regulations, and other necessary legal documents.

In the event of a lease, which shall be for a minimum of three (3) months, the Unit Owner is responsible for providing a copy of the Rules and Regulations to the lessee and takes responsibility for the actions of the tenant while the lease is in effect.

### SEAWALL AND BEACH

All beach areas shall be used only for recreational activities, which shall include only sunbathing, fishing or swimming. **Sea Towers Owners' Associations, Inc. does not recommend or endorse the use of the seawall as a pedestrian walkway.** No person shall use the seawalls to enter or exit from any boat or vessel at any time.

### SIGNS / POSTINGS

For Rent and Sale, signs are not permitted to be visible from any unit or registered vehicle. Open house signs and displays are not allowed anywhere on the property.

### SMOKING IN THE COMMON AREAS

Smoking of any tobacco products, electronic cigarettes, legal or illegal substances is prohibited inside any common area building and within twenty-five feet (25') of the following areas: all residential buildings, pools, lounging areas, clubhouse, beach house, and picnic shelter.

## **SOLICITATION – DOOR-TO-DOOR SALES**

Soliciting for any purpose whatsoever is not allowed within the Sea Towers' complex. Anyone approached by a solicitor is asked to report the incident immediately to the Sea Towers Manager.

### **VEHICLE VIOLATIONS/TOWING**

All parking areas and carports spaces are privately owned by Sea Towers Owners' Associations, Inc. *Violations of any Vehicle Rules and Regulations shall subject the owner of the vehicle to a fine or having the vehicle towed without notice at the expense of the owner of said vehicle.*

### **VEHICLES LEASED OR RENTED**

Residents who have a leased or rented vehicle need only present their rental or lease agreement to the Administration Office, and they will be issued a pass good for the rental or lease agreement term. If a resident arrives after office hours in a leased or rented vehicle they will need to provide proof of identification (owner ID or driver's license) to the gatehouse upon arrival and will be issued a daily pass until an extended pass can be issued on the next business day from the Administration Office.

### **VEHICLE MAINTENANCE**

Maintenance or repair of any vehicle including oil changes is not allowed except windshield glass replacement. Vehicle with fluid leaks will not be allowed on the property and are subject to being towed if not removed when notified. Flat tires shall be repaired within 24 hours. All vehicles shall be maintained in good mechanical and operational condition, severely damaged and undrivable vehicles shall not be stored on the property.

### **VEHICLE PARKING**

All unit owners, residents, and their guests shall abide by all Parking Rules and Regulations established by Sea Towers Owners Associations Inc.

1. Each unit is entitled to only one (1) parking space either a carport or numbered open parking space. Each unit is entitled to register not more than two (2) vehicles, both of which must be an on-site vehicle. A current State issued vehicle registration certificate must be provided to receive a decal. Decals will be issued only to unit owners or approved tenants residing on Sea Towers' property.
2. Residents with a second vehicle will be permitted to park only in the "unmarked" spaces throughout the property.
3. Vehicles with a "guest-parking pass" are permitted to park only in "guest parking" or "unmarked" parking spaces throughout the property.
4. Only service vehicles will park in the designated "Service Parking" spaces between the hours of 8:00 am and 5:30 pm, Monday through Saturday. Residents and guests may park in service parking after 5:30 pm but must be moved before 8:00 am except on Sunday mornings. Parking spaces labeled "Guest or Service" shall be considered Guests parking only between the hours of 5:30 pm and 8:00 am.
5. The service loading and unloading areas immediately approaching the condominium buildings must be free of any unit owner or guest vehicle to allow for service vehicles, fire equipment, and ambulances to enter freely on a 24-hour basis.

6. Dumpster areas must be kept free of any unit owner or guest vehicle to allow for proper trash pickups.
7. Parking is prohibited in any fire lane, and any area marked with a sign or by a white painted curb.
8. Parking or storage of any of watercraft, dune buggies, recreational vehicles, campers, moving trucks, trailers, commercial vehicles or similar type of vehicles is specifically prohibited.

### VEHICLES PERMITTED

All motor vehicles entering the Sea Towers' complex are required to have a current Sea Towers' decal, extended visitor's pass approved by the Management Office, or a daily visitor's parking pass must be obtained from the gatehouse. Drivers of all vehicles must adhere to the 15 M.P.H. speed limit and obey all State of Florida and Sea Towers' traffic and parking regulations and signs. No vehicle making excessive noise or emitting excessive exhaust will be allowed on the premises.

The following types of vehicles are considered conforming vehicles and may be admitted and/or parked overnight by residents and their guests when the proper vehicle pass or barcode is displayed and when they do not display any commercial signage or advertising, do not represent a commercial enterprise in any sense by appearance or content **and fit entirely within the confines of the carport or parking space on all four (4) sides (including the front and back of the space); and which, when parked, will not interfere with the passage of vehicles or the safety of pedestrians on the paved areas or with access to any vehicle parked on either side.** Single vehicle unit owners must park in their assigned carport or numbered parking space. If the vehicle does not fit in the carport or numbered space as required by this rule, the vehicle must be parked off the property.

- Passenger vehicles (non-truck) see truck rules hereafter
- Passenger vans (those with windows on the sides and rear seats for passengers)
- Sports Utility Vehicles
- Pick Up Trucks that conform to the following specifications:
  - ¾ ton class or less, e.g., not larger than a Ford F250, Chevy/GMC 2500, Dodge 2500, etc.
  - Must not have oversized tires
  - Must not have dual rear tires
  - The truck suspension must be factory standard height (must fit in a carport)
  - Toppers and flat hardcovers are to be commercially made, no truck campers
  - Toppers may not extend more than four (4) inches over the cab or prohibit access to owner's carport
  - Uncovered Truck beds may not contain refuse or be used as a storage area
- Campers, Recreational Vehicles (RV's), Truck Campers, etc. are permitted access to the property between the hours of 8:00 am and 5:30 pm Monday through Saturday, to load or unload. Loading or unloading shall not be for a period longer than two (2) hours. A recreational vehicle as provided herein shall be defined as a vehicle subject to towing, is a vehicle that has areas that allow passengers to sleep, have bathroom facilities, have cooking equipment, including propane gas, etc.
- Contractor, vendor, and other commercial vehicles are permitted to temporarily use parking areas within the Sea Towers property between the hours of 8:00 am and 5:30 pm, Monday through Saturday incidental to maintenance repair, construction or improvements to a unit owner's property or the common elements. No Holidays (when administrative office is closed) or Sundays without prior approval by the Sea Towers Manager.
- In the event of an emergency, such as the need for emergency plumbers, utilities, pharmaceutical, oxygen, and food deliveries, these rules shall not apply, and those vehicles may temporarily utilize condominium parking areas incidental to the services which they are rendering.



## VEHICLES AND OTHER PROHIBITED MODES OF TRANSPORT

Motorcycles, motor-scooters, gas powered bicycles, and any vehicle classified as a motorcycle are prohibited from entering the property.

Canoes, kayaks, personal watercraft, and other such vessels are not allowed on Sea Tower's property and may not be brought on the property by any means, e.g., in the back of a truck, on a trailer, on a roof rack, etc. except approved kayaks.

No vehicle may display a sign in or upon a vehicle such as "for sale" or "unit for sale." No vehicle shall be permitted on Sea Towers' property that does not display a current State Registration.

## VEHICLE RULE VIOLATIONS

Any violation of these Rules and Regulations shall subject the owner of the vehicle to a fine or having the owner's vehicle towed without notice at the expense of the owner of said vehicle. Sea Towers Owners Associations, Inc privately own all parking spaces and carports.

## VEHICLES STORAGE

If your vehicle will be left in your assigned parking space or carport while you are away please provide the Management Office with a key or contact information for a local person who has a key. The key will only be used in the event your vehicle has to be moved due to maintenance or in an emergency. Failure to provide the Management office with a key or local contact may result in the vehicle being towed at the owner's expense.

All standard vehicle covers must be securely fastened, no tarps or other non-vehicle covers are permitted. If the vehicle cover is blown off, management will not replace the cover but will store the cover for a period of ninety (90) days prior to disposal.

## VEHICLE WASHING AND WAXING

Washing of vehicles in any parking space or carport is prohibited, vehicle waxing is permitted in your assigned parking space or carport. A designated area has been provided for the washing of personal vehicles such as cars, approved pickup trucks, and vans. Washing of recreational vehicles, campers, non-approved trucks, trailers, commercial vehicles of any kind and boats is not allowed. Proper attire, including a shirt, must be worn when washing a vehicle and loud noises from radios, etc. are not allowed. Hours are from "Sunrise to Sunset" or as posted.

## VISITORS

No person under the age of 18 may occupy a unit without the owner or an adult present; regardless of age, no guest(s) may remain in a unit for more than 30 days without the written permission of the Governors of that Association. This rule applies to all occupants of a unit whether a relative, invitee, guest or otherwise. All guests must enter the property through the main entrance located at 4600 Duhme Road and exit through this same location or the south pedestrian exit gate. Climbing of any wall or another method of ingress or egress is strictly prohibited.

## VISITORS & GUESTS PASSES

### **GATEHOUSE NOTIFICATION:**

- To enable visitor entry to the complex, residents must call the gatehouse to authorize the entry of expected visitors. Unannounced visitors will be denied entry.

### **DAILY VISITOR PASSES:**

- Daily passes are issued at the entrance gatehouse for all authorized vehicles. All other entry passes must be obtained from the Sea Towers administrative office and may require association or management approval before being issued.

### **EXTENDED GUEST PASSES:**

- Extended guest passes are for the use of guests temporarily residing on the premises, when the resident is either in residence or away.
- Guest passes will have an expiration date not to exceed fifteen (15) days from the date of issue. The administrative office may issue no more than two (2) consecutive 15-day passes. Applications for passes for guests exceeding the two (2) consecutive 15-day stays require association approval of the application.

### **SPECIAL ENTRY:**

- The Special Entry application form is available at the Sea Towers administration office.

**REASONS FOR SPECIAL ENTRY:** Licensed health representatives, designated person to check on a resident due to health, age or special needs, maid/cleaning services, persons checking on units or picking up mail for out of town residents (1-hour visitation limit) use of the recreational facilities is prohibited.

*Any violation of the Rules and Regulations shall subject the owner of the vehicle to a fine or having the owner's vehicle towed as provided by the laws of the State of Florida at the expense of the owner of said vehicle.*