



W E L C O M E

Welcome to Oleander Pointe Condominium. We have compiled a quick reference of information that will assist you in adjusting to our community. Please note that this is only an unofficial quick reference and the official Oleander Pointe Condominium Association Handbook of Rules, Procedures, and Information supercedes anything written here in the event of any discrepancies.

Oleander Pointe is a friendly, helpful, and caring group of individuals. It is a mixture of retirees, boaters, and those still active in the workplace. We encourage you to participate in our amenities, social programs, committee meetings and our periodic Board meetings throughout the year.

Welcome Representatives

Janice Cheever Bldg. A 312-961-1412

Marcia Barrere Bldg. B 321-433-0238

Hazel Pruckner Bldg. C 412-478-5548

Current Front Door Code:

Current Car Wash Code:

Updated 4.2026

OLEANDER POINTE QUICK REFERENCE

Oleander Pointe has an official website for residents www.oleanderpointe.com

The internet availability which is included in your amenities can be obtained through Jeff Hecht, E-Mail jeffh605@gmail.com. We also have an unofficial Facebook page entitled Oleander Pointe – Owners/Residents Group which you will need verification to join. Search for the group, submit a request to join and our administrator will verify you.

- **OPCA BOARD:** a list of the condo association officers, and their phone numbers can be found on OP website. Notify any Board member of an emergent situation, but call 911 for fire, flood, or other major emergencies. If the situation involves maintenance, follow the instructions below to have it addressed. The Board should not be called for situations that can wait to be handled during work hours.

President: David Bethay ddbethay@gmail.com

Vice President: Michael Henry captainmike804@gmail.com

Director of Maintenance: Dave Hampton yorkie413@hotmail.com

Secretary/Treasurer: Sheila Angove angovesh@yahoo.com

Director at Large: John Oden skyways767@gmail.com

- **MAINTENANCE:** our maintenance supervisor is Dave York opcaintenance@gmail.com or 321-266-7900. He is available five days a week from 6AM to 3PM. The maintenance/security office is in Building A, ground level, west side of building. If you become aware of something that needs to be corrected, complete a “Situation Form” (found in the lower lobby or on the website) and place in the drop box next to Maintenance Office. Email Maintenance for follow-up.
- **RESIDENTS:** A phone directory containing names and phone numbers of unit owners/renters for all buildings can be found on the OPCA website. Building A (100) is the northmost building; Building B (102) is the center building; and Building C (104) is the southmost building. Include your building and unit number in your address. Zip code is 32922.
- **NIGHTTIME SECURITY:** A Security Guard is present seven days a week from 10PM to 6AM at cell # 321-698-0771. We recommend you add this number to your phone contact list.
- **FACILITY ACCESS:** Other than your unit key, the most important key is the key to all the common areas (the large square key). Do not loan this out to anyone. This key will open the: front door to the lobby, doors leading to all the ground floor stairwells, doors leading to the courtyards between buildings, gates to the pool area, courtyard gates, doors to the trash room/dumpsters, tennis and pickleball courts,

and the gates at the end of the wooden boardwalk. Please close and lock these gates behind you. These keys are difficult/expensive to replace. If you do need a replacement, put a note in the Maintenance Office mailbox.

- **RESIDENT PARKING:** Parking at Oleander Pointe uses a system of decals and hang tags. If you do not have these, complete a “Vehicle Registration Form” (OP website). Parking rules vary with the season, so check the rules posted in the lower lobbies and elevators. To avoid being cited or towed, leave a note on your dashboard explaining your situation until you receive your parking tag and decal(s). Refer to the OP Handbook, Appendix 5 for details on restrictions and parking for guests, service vehicles, and professional care providers.

- **TRASH & RECYCLING:** Trash chutes are located on each floor behind the elevators. Trash is picked up Monday, Wednesday, and Friday between the hours of 7AM and 4PM. Do not use the trash chute if the dumpster has not yet been returned to the trash room. Recycling containers are located under the tennis court and picked up on Thursdays. For more information on what is accepted for either, see the OP Handbook and Brevard’s recycling site:

<https://www.brevardfl.gov/SolidWaste/Recycling/RecyclingInformation>

- **PEST CONTROL:** A pest control company comes once every two months and is included in your maintenance fee. The schedule for each building is displayed on the lower lobby bulletin boards. Alternate arrangements should be made if you plan to be absent during this spraying period for entry into your unit.

- **UTILITIES:** Cable TV, internet, pest control, water, sewer and trash/recycling removal fees are included in your maintenance fee. There is no hot water heater in the resident’s unit; hot water is supplied by a common boiler on the roof of each building.

- **AIR CONDITIONING:** Each condo unit has its own air conditioning unit. Please check your air conditioner periodically. In the spring, a service provider offers discounted maintenance checks. A sign up sheet will be available in the lower lobby. ½ cup of white vinegar can be added to clean out your system when your filter is changed quarterly. Condensation needs to be drained and your filter changed often for more efficient operation.

- **MODIFICATIONS TO UNIT:** Written permission is required from the Board of Directors prior to any modifications to your unit that exceed \$500.00 **CAUTION:** YOU MUST NOT DRILL INTO THE FLOORS OR CEILINGS (or allow anyone else to do so) WITHOUT FIRST CONSULTING MANAGEMENT. Posting a note in your building elevators will help alert your neighbors of any upcoming noise issues. Please

consult the OP Handbook for additional information. Forms can be found on the website or in the lower lobby.

- EXTENDED VACANCY OF UNIT: If you will be leaving your unit for more than 24 hours, you are required shut off your main water valves (located in your laundry closet). You will probably need to turn off any icemakers as well to ensure that the motors don't burn out trying to refill while the water is off.
- SOCIAL: We have a Social Committee that holds social activities throughout the year. Our Social Calendar is posted in all the lower lobbies and in the Brevard Room (Bldg. B) kitchen. Timely reminders will be posted in the elevators. Our regular activities include:
 - "Happy Hour" gatherings for residents every second Thursday (5-7PM) and last Sunday (4-6PM) in the Brevard Room. BYOB and an appetizer to share.
 - "Coffee Hour" is every Thursday from 10-11AM Brevard Room. Coffee is available for a small fee.
- PETS: Two dogs are allowed per unit, each weighing under 35 pounds. Dog walk areas are located behind Building A and C only. Owners are required to leash pets and clean up their pet deposits.
- OLEANDER YACHT CLUB: consists of condo owners who purchased a boat slip. They have a separate active membership and their own Board of Directors.
- INFORMATION: An OPCA Newsletter is published quarterly on the OPCA website and emailed to all residents. There are two bulletin boards located in the lower lobby. The board behind the glass contains Association information; the other bulletin board is for unit owners' information, i.e., sale notices or special events, etc. No commercial advertising is allowed. Important pending information can also be found on the elevators. Please remove your notice if it is no longer needed. The OPCA website and the OP Facebook page are also helpful sources of information.
- MORE INFORMATION: more detailed information can be found in the OP Handbook and on the OP website. The appendices of the Handbook include:
 - 1. Leasing/Rental Rules and Guidelines 5/2024
 - 2. Security Responsibilities
 - 3. Underlayment/Soundproofing for Flooring Installation 7/2024
 - 4. Social Room Usage - Guidelines 2/2025
 - 5. Parking Policy 11/2023
 - 6. Exercise and Sauna Room Rules 4/2023
 - 7. Pool and Spa Rules 12/2011
 - 8. Internet Service, Resident Web pages, OP Mail and TV Service
 - 9. Management Company Responsibilities
 - 10. Hurricane Preparedness 11/2023