

# WELCOME TO SAN LINO CONDOMINIUM



## Dear New Tenant:

Welcome to your new home at San Lino Condominiums! This “quick reference” letter is to help you get familiar with some of the regulations at the San Lino Condominium complex, and also to provide some numbers you may find useful. We suggest you print it and keep it handy.

**Contact Information:** Please fill out the attached contact information including alternate addresses, cell phone numbers, and e mail addresses. It is important for us to have this information in case of an emergency and gives us the ability to contact you. Also it is advised to provide a key to your unit to the Association Property Manager for emergency access or provide a local contact that will have a key with all the necessary information.

**Access:** You should have received a gate/garage access remote from the owner. The remote can be attached to your visor but must be pressed to raise the gate to enter San Lino. You do NOT have to press the remote button to depart San Lino – just pull up close to the gate and it will sense a vehicle and open. If you do not have an access remote, please contact your owner for one.

**Parking:** Each of San Lino’s 132 units is assigned one garage and one parking space only. There are no extra spaces for parking so please be considerate of other residents and ensure you make proper arrangements for guests. If you have 2 cars, one must be parked in the garage. No commercial work trucks, boats, campers, motor homes, or other service vehicles are to be parked at San Lino. No car washing or car repair is allowed in San Lino. Repeat violators will receive a written warning and 2<sup>nd</sup> offenders are subject to towing and or fines. In addition long term parked vehicles should preferably be put in the garage and certainly not in a handicap space even with a permit or covered.

**Announcements/Communications:** Official notifications of San Lino Association Board meetings, social functions, important news, etc., will be posted on the display board next to the mail kiosk and emailed. Our objective is to be 100% e mail if possible except for legal documents required by law. The board encourages you to sign up for e mail so you don’t miss out on important notices or social events.

**E-mail-** Most of our communications to our owners and renters is send via e mail. We cannot put you on our distribution list due to Florida laws unless you fill out a San Lino E mail Communications form. We do not share your information with anyone else and your privacy is protected. Assuming you want to receive Monthly News Letters and notifications, please fill out the attached form and send to the property manager. We do not share your contact information and will protect your privacy. All emails sent to [management@sanlinocondos.com](mailto:management@sanlinocondos.com) are also received by both the board and the property management.

**Mail:** Each of the 132 units has an individual mail box near the rear entrance of San Lino. Please do not block the exit from San Lino by parking in the drive by the mailboxes. Pull to the side so that other cars can get by. If you become aware of any issues with general mail delivery to San Lino, please notify the board by emailing [management@sanlinocondos.com](mailto:management@sanlinocondos.com). Individual Owner/Renter mail delivery issues should be addressed directly with the Venice post office.

**Garbage/Recycling:** There are 6 trash enclosures for San Lino. One will be relatively close to your unit. Please break down all cardboard boxes and place them next to the garbage bins inside the enclosure. **NOTE: Sanitation Trucks will NOT pick up cardboard unless it is broken down, nor will they pick up any other items that are not in the recycling/trash bins.** There are recycling receptacles by each bin for paper, glass, and aluminum. Only household garbage should be placed in the larger dumpsters. Large furniture items and/or remodeling refuse must be hauled to the transfer station by you or your contractor. If you do need to get rid of a few furniture items, and cannot haul them away, you can also call the city and receive a date for pickup and arrange for prepayment, then email [management@sanlinocondos.com](mailto:management@sanlinocondos.com) the date of your pickup, your name/unit#. Do NOT put the furniture out until the day of your scheduled pick up. **NOTE: LIDS MUST BE TOTALLY CLOSED OR WE CAN BE CHARGED** extra by the city.

**Cable Television:** San Lino Condominium has a contract with Comcast for basic cable service to each unit. Note: If you decide to get Wi-Fi for your unit, you may experience low signal in the front entrance door area of your unit due to the heavy concentration of cement for steps, corridors, etc. Some residents obtain a booster so that the signal is as strong in that portion of the unit. Your cell phone signal may be weakened in this entrance door area as well. Our special Comcast Rep for our Community Account Representative is Brenda Radford at Comcast | Florida Region | SWF- 5205 Fruitville, FL, Sarasota, FL 34232 Phone: 941-266-8529 Email: [Brenda\\_radford@cable.comcast.com](mailto:Brenda_radford@cable.comcast.com)

**Pool:** The pool entrance is locked. You should have received a key from your owner for the pool. If not, request that your owner request a new key from KCI. The fee is \$10. Check pool rules upon entering pool and please close umbrellas and tie them after each use. No food or beverages are allowed within 5 feet of the pool.

**Web Site:** Additional information can be found at San Lino Website: [www.sanlinocondos.com](http://www.sanlinocondos.com) there is a Residential/private area on the website where meeting minutes, board agendas, etc., along with the San Lino Rules & Regulations documents are maintained

**Emergencies:** **Please dial 911 to get help immediately in an emergency or if any laws are being broken.** Contacting the management should only be for issues regarding the San Lino Condominium community that are not emergencies. Use [management@sanlinocondos.com](mailto:management@sanlinocondos.com) to email any non-emergency concerns you may have. Please provide details to allow for appropriate action to be taken, along with a phone # and contact name. You may also call property manager at 941-408-8293.

**Use of Grills:** In accordance with Fire Marshall Rules, no grilling is permitted inside the unit or on the Lanais. In addition, **no propane tanks can be stored inside a unit or in the garage.**

**Common Storage-** In each floor of our buildings there are typically 2 common storage closets for residents to use. This is common space for all residents and we urge you to be considerate of your neighbors. If you store items there, please notify the board of your intended use and a summary of the items stored. No chemicals, flammable fluids, or trash can be stored there due to fire codes.

**Pets: : Tenants are not allowed to have any pets.**

**Rules Compliance:** As part of your lease, you are required to follow all rules and regulations at San Lino. Failure to do so can cause fines to be levied on your owner and you or potentially cancellation of your lease. Please respect our community and familiarize yourself and comply with our rules and regulations. Renters are allowed to participate in social events but not in business board meetings. We hope that you find this quick reference helpful in your move to San Lino. We look forward to meeting you at the monthly meetings and social events, and having you become a part of our community!

Thank you and welcome to our beautiful San Lino Condominium community!

### **San Lino Association Board**

San Lino Property Condo Management:  
KEYS-Caldwell- 941-408-8293.