

To All Owners,

THE PREVIOUSLY DISCUSSED STORAGE LOCKERS ARE INSTALLED AND READY TO RESERVE!!

- ▶ 18 Storage Lockers: 4ft wide X 6ft deep by 5ft high.
- ▶ White vinyl fencing with solid panels and gate. You supply your own lock.
- ▶ Location: Indoors at the rear of the maintenance shop.
- ▶ Over several months of research on commercial storage companies In AC, I found that:
 - a) the smallest unit is 5x5x5 b) pricing varies from outdoor to indoor climate-controlled units
 - c) It is difficult to identify a Price Point however I could determine that "Indoor Climate-Controlled" units range from \$98/mo to \$120/mo. *Clayton Storage had a price posted at \$110/mo (and like others the Pricing is Fluid)*
- ▶ Our 18 storage lockers will be 1 square foot less but close enough for competitive pricing
- ▶ A lease will be created and will be: **a) For a one year term b) \$100.00 per month rent c) Owners Only} d) Maximum one (1) locker per Owner** [to allow for all interested to reserve one locker first. If not enough demand, we will allow for multiple lockers per owner.]
- ▶ To reserve a Locker: **A Check for \$200,00 is required** (1 mo. security deposit & first month in advance) If your unit is sold OR at end of the lease term, you do not wish to renew the lease, the security deposit will be returned after inspection for damage to the storage locker
- ▶ The 18 names will be given to our accounting service company and will be **automatically posted to the Owners ledger each month.** Payment {\$100.00} should be added to your current monthly payment and the current manner in which to pay.
- ▶ The hours to access your Storage Locker will be **10:00AM thru 3:00PM Monday thru Saturday** Similar to our cart procedures, you must sign-in at the concierge desk the meet at the maintenance shop to be escorted to your locker.
- ▶ *Beach chairs, bikes, beach carriers with wheels, etc, are prohibited in the locker.* [They imply possible daily usage/daily access (traffic) to the maintenance shop. Not the purpose of the storage locker]. Provisions for chairs and bikes already exist. Bella Condos will not be responsible for any property damages, etc, or related
- ▶ **Late Payment!!!:** We will follow the same procedures as *Delinquent Receivables payment due:*
 - [3 notifications to Owner with NO payment made and FOBS and Parking passes are deactivated! If an Owner is granting a storage locker to a Tenant, the Tenant FOBS get deactivated]
- ▶ **The 18 storage locker spaces are now "open" for reservations!**
NOTE: ONLY a \$200.00 check payable to Bella Condo Association reserves a space! Deliver check to Dee to be added to the list.

John Pelosi, Bella Treasurer
Lu.John@Comcast.net