

## *Introducing Ameri-Tech our Property Management Company*

One Person vitally important to the quality of life in Laurel Oaks is our Property manager. We are fortunate to have in that role, Michael Perez MB, LCAM, President/Founder of Ameri-Tech Property Management. Mike is a licensed Real Estate Broker and business management professional with over eighteen years of diversified experience as an entrepreneur with a proven track record in managing numerous homeowner and condo associations. Mike founded Ameri-Tech approximately seven years ago after several successful years in an executive position with Checkers Corp. Prior

to that, Mike began his professional career and worked in the property management arena for a number of years.

Ameri-Tech has as its primary goal to fulfill the needs of the community by: protecting property values, maintaining the property at the highest level for the least amount, keeping the maintenance fees as low as possible, planning for the future capital expenditures, and support and advise the Board. Working closely with Mike Perez as our property manager, we're well on our way to meeting those goals.

### *Termite Inspections to take place*

Couch's Pest control is Laurel Oaks' termite contractor. Several years ago they installed the Sentricon\* Colony Elimination System around the buildings. These are the green round things in the ground. They will be checking these bait traps for activity over the next few weeks. They have maps in their possession of where each of these traps are but we can help them by clearing any debris that may now be hiding them. If you see two of them very close together it means that there has in the past been termites found in that location. It is not a mistake or sloppy work on their part.

We also learned that as a part of their contract they will inspect the interior walls for infestations as well. We will be notifying the homeowners when their building will be inspected. We would like Couch's inspectors to be able to enter as many units as possible to check them. Your cooperation is requested as this is of no charge to the association and would provide additional assurance that we do not have any active termites destroying or damaging our property.

### *How do I handle a Maintenance Request*

The box by the maintenance building will no longer be used for maintenance requests. The revised procedure is currently in effect. If you have a problem with the exterior of your unit or some other maintenance issue you have observed on the property please call or email Mike Perez at Ameri-Tech Property Management. Phone number is 727-726-8000, Fax is 727-723-1101 and email address is [info@ameritec.com](mailto:info@ameritec.com). There is also this info on our web site.

Mike Perez will then place your work order on a schedule that will be dispatched to Shannon, our on-site maintenance person. Mike does a property walk thru every Wednesday with board members and they check the work orders that were completed over the past week. If an outside source needs to be called in then Mike will dispatch that as well. A door hanger will be left notifying the owner of the work status.



*Your pool gate key now also unlocks the pool house restrooms. Old restroom keys can be discarded.*

### *Curlew Road Update*

According to Mr. Robert Grimsley, FDOT, Project Manager for the Curlew Road construction project all the work in the section of Curlew between Alt 19 and Challenger Drive has been completed and the barricades removed. The north roadway section of Curlew between Challenger and CR 1 should be paved and completed by the first week of May. Traffic will then be rerouted to the north side while the south side is being torn up and repaved. Work on this section is tied in to the rest of the Curlew Rd construction project and is not expected to be completed until January 2006.



*Remember to be considerate to your neighbors and abide by the rules, please keep your dogs on a leash and pick up after them.*