

Association pays for basic cable

Q. Our association has agreed to pay our television cable company bills instead of the homeowner being billed directly.

The charge would now be a part of our monthly maintenance fee.

I have enclosed a bill from the cable company that shows they are still billing me. I maintain that I am paying twice, since the association also is collecting maintenance from me. I would appreciate your advice.

R.P., Sunrise

association's locked mail box in the recreation area. Thirteen days later, I received a letter stating I still owed the \$90 plus a heavy penalty for not paying on time. The letter also threatened litigation if, in the future, the payment was not received before the end of the previous month.

I think the association is bothered because I had the roof on my villa replaced by a roofer other than the one they recommended, and this is just a way of getting back at me. I asked the association if I could personally hand the money to the treasurer and receive a signed receipt. They said no.

Because I have no proof that I put the check in the box on a given day, this problem can happen again. What can I do?

J.S., Boca Raton

"grace" completely.

Dropping the check in a slot in the office door or a locked box provided for that purpose is common procedure for payment of assessments.

If you have the same problem after paying the check earlier next time, have a neighbor or two witness your deposit.

If there is a management office, you can make payment there and expect a receipt. If the association has no office staff, I think it would be asking too much for the volunteer treasurer to personally make out receipts for everyone.

Reader feedback

I am a structural engineer specializing in concrete restoration.

You have had many questions from people who do not want to have the carpet on their balconies removed to have the concrete inspected.

I have seen much evidence of the harm this carpeting has caused in Florida, where chloride infusion into concrete is the main cause of deterioration.

Chlorides, in the form of salt, come from the ocean air. Park your car on the beach for a few hours on a windy day and you will see the salt crystals formed on your windshield.

Chloride infusion into damp concrete causes corrosion — usually rust — on the internal steel reinforcement. Concrete cracking eventually follows.

Carpet on exterior balconies enhances deterioration because it stays wet long after the rain stops and other smooth surfaces have dried. While rains can flush away salts from uncarpeted surfaces, carpeted surfaces will not lose their salt. The conclusion: Carpeting on exterior balconies is not a good idea.

Donald Chalaire, P.E.,
Palm Beach Gardens

Q. Last year, we could not get anyone to run for the board of directors, so the two directors whose terms expired agreed to



JACK HOLEMAN
CONDO LINE

A. I agree you should not have to pay twice for the same service. In looking over the cable company bill, it appears to bill you not for program service, but for remote controls, channel selectors and other extras. The association, not the unit owner, is paying for the basic cable program services.

Q. On June 1, I put my \$90 June assessment in the

A. I have not heard of a monthly assessment being due on the last day of a month... although it may be so. I suspect your payments are due on the first of the month and you are waiting until the end of the month to pay, just getting in under a 30-day grace period.

Most associations do not have more than a 10- or 15-day grace period, and many are amending their documents to eliminate

Sailboat Cay units to be auctioned

Units in a North Miami condo building will be sold at auction next week. A total of 130 apartments are for sale at Sailboat Cay, 135th Street and Biscayne Boulevard.

The apartments range from one-bedroom, 1½-bath units with 749 square feet to two-bedroom, two-bath units with 1,313 square feet, all with balconies, which views of water or the city.

The units had been priced from \$52,900 to \$133,900. At the auction, the first 50 units will be sold

to the highest bidder. Other units will have minimum bids.

The building, built in 1972 as a condominium and converted into rental apartments in 1981, was purchased last year by Sailboat Cay Associates.

To see the models or for information about the auction, 1 p.m. Aug. 28 at the Hyatt Regency Miami, 400 SE Second Ave., call auctioneers Kennedy-Wilson at (305) 945-6566 or (800) 522-6664.

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