

# Monaco Estates

December 18, 2025

**HOA Meeting: February 23, 2026 @ 6:00 pm.**

**Meeting Location: Eau Gallie Public Library**

**1521 Pineapple Ave  
Melbourne, FL 32935**

**Please make plans to attend the meeting, bring your ideas, concerns, and suggestions. The Board would like to see an increase in attendance so that we can proceed with bringing our community back together.**

**Required notice by EGPL:**

*According to the requirements of the American Disability Act (ADA), organizations using library meeting rooms may be required to provide special accommodations for those citizens requesting assistance within 48 hours of the scheduled meeting time. Organizations are required to provide hearing devices and/or make special arrangements at the citizens' request.*

The neighborhood is looking so festive with all the Christmas decorations. The entrance is lit up and the poinsettias are beautiful. I hope everyone has a wonderful holiday.

## **Spring Community Garage Sale ~**

The Community Garage Sale has been scheduled for March 20th & 21st from 8 am to 1 pm. Traffic will enter through Cape Palos Drive and circle around to Maderia and exit from that end. We encourage homeowners that are entering and exiting on those days to utilize this traffic plan.

**HOA Fees** ~ It's the time of year when we all need to pay our dues. Please make sure your checks are made payable to "Monaco Estates". The bank will not accept them if made out to Dragon Properties, checks will be returned to the owner for correction. Please note that HOA Fees are due in February and late fees may be assessed if not paid by the due date.

Every resident owner or renter is responsible for following the Deed Restrictions and HOA Documents. If you have not had an opportunity to read them or it's been a while, you can access them on the website and follow the link. The access information will be at the bottom of the newsletter. We would like to form a committee of resident owners to review the HOA documents and look for areas that may need updating since the HOA documents are at least 20 years old and some areas may be outdated or no longer valid. If you would be interested in being on this committee, please email Audrey Smith, Secretary or Eugene Ruberte, Treasurer.

## **Lake and Fountains ~**

In June of 2025 we hired a different company to maintain the lake. This is a two part process with Lake Doctors. The health of the lake needs to be restored in order for the fountains to work more consistently. Unfortunately it is a 8 to 12 month process called Nutrient Abatement. Basically it is a process to kill the algea that has settled on the bottom of the lake for years. This algea gets sucked into the filters and this causes the pump to stop working and the fountains to stop working. We are working towards having someone take care of the filters and airators that will also aide in the fountains working. Lake Doctors is doing a great job coming out monthly as they are contracted to do.

At the October budget meeting, Rob Ellison announced that he would be resigning (retiring) as the HOA Board President. This leaves only Eugene Ruberte and Audrey Smith sitting on the Board. If you have an interest in being considered for the position of President, Vice-President or Member at Large please submit the appropriate documents so that we can address this at the February meeting.

Moving forward Newsletters will only be available online. We are cutting the cost of printing, paper, and stamps. The move to go online only is so that information will be more accurate and current. Paper newsletters tend to have outdated information, so we are going to try electronic newsletters. Newsletters will be available on the website, however, if you would like to be on an email mailing list, please send your email address to Audrey Smith at [monacoestatessecretary@outlook.com](mailto:monacoestatessecretary@outlook.com).

As always, pick up after your pets, obey the speed limits, park with the flow of traffic and not in front of mailboxes that do not belong to your address.

**The Board of Directors would like to extend the invitation to all residents of Monaco Estates to join a committee. You may have a special skill or talent that everyone could benefit from. Reach out to any board member for more details. Again, I encourage each of you to attend the upcoming meeting and make 2025 the year of community involvement! Comments and suggestions for the newsletter can be sent to [monacoestatessecretary@outlook.com](mailto:monacoestatessecretary@outlook.com) Attn: Audrey Smith**

Deed restrictions and HOA guidelines, meeting minutes, budget information, and newsletters can be located and accessed on the Monaco Estates website: [www.dragonpm.com](http://www.dragonpm.com) (Username: Monaco, Password: hoahoa)

## **2026 Board of Directors**

**President (VACANT)**

**Vice President (VACANT)**

**Eugene Ruberte, Treasurer**

[eugeneruberte123@yahoo.com](mailto:eugeneruberte123@yahoo.com)

**Audrey Smith, Secretary**

[Monacoestatessecretary@outlook.com](mailto:Monacoestatessecretary@outlook.com)

**Kathy Watts, CMCA, LCAM #27668**

**c/o Dragon Property Mgmt.**

**PO Box 542876**

**Merritt Island, FL 32954-2876**

**Office: 321-338-2588**

**Fax: 321-574-4155**

[office@dragonpm.com](mailto:office@dragonpm.com)