

Monaco Estates

January 8, 2025

HOA Meeting: February 17, 2025 @ 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.

Spring Community Garage Sale ~

The Community Garage Sale has been scheduled for March 21st & 22nd 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.

Entrance Sign and Fencing ~

The order for the entrance sign has been canceled due to the contractors lack of communication to install the sign. However, the sign and the entrance fence has been cleaned by a resident (Thank you to the person who took this on) and they look fresh; it would be nice if we could have those signs painted to touch up the name. Do we have any local artist that would be interested in repainting the signs? It would be nice if we can have the entrance area looking good in time for the garage sale in March.

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.

Creating a sense of community again ~ There are so many people out and about in the neighborhood, walking dogs, teaching their children to ride a bike, just taking a walk and stopping to speak with neighbors. I was overjoyed at the number of residents that decorated outside for Halloween and Christmas. I would love to see our little neighborhood doing more together and becoming friendly. There are some things we all need to be aware of to help make Monaco Estates a safe, healthy, and nice place to live. 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. The next few items are just reminders for everyone, please do take care to read and follow the guidelines.

The posted speed limit in the community is 20 MPH. There have been many instances of speeding and recently a duck was killed and left in the roadway. This could easily have been someone's pet or even a child that darts out ...SLOW DOWN!

More about PETS...it is the responsibility of anyone out walking dogs to clean up behind them. Pets must be on a leash and feces must be cleaned up immediately per Brevard County Ordinance 14-59. If you observe someone in violations, you can speak to the neighbor and also you, as the resident can call Animal Control at 321-633-2024.

Wildlife – Please be advised that feeding wildlife is a violation of Florida Statute 379.412. Brevard County also has an ordinance against feeding wildlife as it hampers their ability to fend for themselves and it also

contributes to creating nuisance situations with squirrels and birds. A person can receive a warning from Florida Fish and Wildlife Commission as well as being fined, fines start at \$100 and increase based on severity.

Parking – Please do not park in front of another persons mailbox. This creates problems for the postal worker because they can not access the mailbox but also, the resident will not be receiving their mail. Parking should be done in your own driveway and if you are parking on the street, please obey traffic laws and park with the flow of traffic. It is the responsibility of each resident to ensure their visitors are also abiding by the rules.

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 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 (Username: Monaco, Password: hoahoa)

2025 Board of Directors

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