



Riviera Club Association, Inc
7500 Estero Boulevard
Fort Myers Beach, FL 33931

May 3, 2024

TO: Riviera Club Owners

FROM: Jim Walthour, President, Riviera Board of Directors
Karen Marszalec, Secretary, Riviera Board of Directors

RIVIERA HURRICANE RECOVERY BULLETIN #76 – URGENT INFORMATION!

CLAREMONT IS WRAPPING UP REPAIRS IN FLOORS 2-12! PLEASE DO A FINAL CHECK OF YOUR UNIT! Owners are highly urged to check their units for any final punch list items before Claremont leaves the building!!!

The Board members cannot inspect nor sign off on your individual unit! It is highly recommended you make immediate arrangements to visit your unit or have a condo checker review your unit before Claremont signs off. Remember, in floors 2-12, Claremont is not responsible for anything but damaged windows, Lanai screening and drywall repairs – owners are responsible for texturing, paint, molding replacement, etc. Please make immediate arrangements to have your unit checked. Make sure to register your visit on the www.Rivieraclubonthegulf.com website. Questions? Reply to this email asap.

IT'S TURTLE TIME! 5-1-24 to 10-31-24. Please make sure your units are dark after dusk and before dawn. You may want to have your cleaners/condo watchers check your units and draw shades/blinds to avoid any fines from the Town.

ELEVATOR UPDATE - Liberty Elevator tells us they are hopefully within 30 days of having all parts needed to begin work on the second elevator. Goal is to have up and running by 7-1-24. Liberty still recommends no heavy objects, no more than 2 people at a time. Please respect these guidelines.

LANAI SCREENS – Installation of Small Insect Screening has begun. Cages that need repairs are being fixed. Claremont will begin taking down shutters that were approved to be removed by owners in the next day or two. Screening should take several weeks to complete.

FUEL CUBE AND FIRE PUMP TANK – The concrete pad and fencing has been installed in preparation for the fuel cube installation, which should be done in the next 10 days. The fire pump tank has been installed, and the fire pump installation is also almost complete.

QUARTERLY DUES COUPON BOOKS HAVE BEEN MAILED - You may notice the return address on the top of the coupons shows “Sun Caper, in care of Compass Rose”. This was a typo – the coupons are still usable; the mailing address is correct on the coupons. The account number on the coupon books can also be used to set up electronic payments, instructions shared below – *PLEASE REMEMBER TO STOP ALL PAYMENTS TO SENTRY MGMT, AND CHANGE ANY PENDING PAYMENTS TO COMPASS ROSE, PER BELOW.*

Checks are to be made payable to “The Riviera Club”. Your next dues payment is due 7-1-2024. If you had paid your dues in full for 2024, your funds will be transferred to Compass Rose. You do not need to take any further action,

If you prefer to set up EFT, or have Compass Rose draft your account, directions are below. You will need to wait to receive your specific account number, which will be sent to you soon. Our new CAM will be joining us at our next Board Meeting in May, to introduce herself and answer any questions you may have.

Also, please complete the “Owner’s Information” Sheet below and return it to Compass Rose via email, fax or UPSP as soon as possible.

Any questions, reply to this email. Please see welcome letter below, along with instructions to change payment options.



COMPASS ROSE
MANAGEMENT
SETTING A COURSE FOR YOUR COMMUNITY

April 1, 2024

Dear Homeowner of Riviera Club Association, Inc :

We are pleased to inform you that your Board of Directors has chosen Compass Rose Management Inc. as the new Management Company for Riviera Club

Association, Inc. We anticipate a long-term relationship and look forward to working with your Board of Directors in carrying out the operations of Riviera Club Association, Inc. As your Management Company, our CRM Team will be your contact point for any questions you may have regarding dues, payments, landscaping management, compliance, architectural review processes, and any other questions you may have related to your home at Riviera Club Association, Inc. We look forward to seeing you when we are in your Community. Compass Rose Management's commitment to provide exceptional customer service will instill within you the confidence that your Association is headed in the right direction.

We will be scheduling a Town Hall Meeting in the near future. Please watch for any additional communication regarding the details!

IMPORTANT INFORMATION REGARDING PAYMENTS AND CORRESPONDENCE

AFTER April 30, 2024:

**DO NOT SEND ANY CORRESPONDENCE TO SENTRY
MANAGEMENT, INC**

PLEASE MAIL/EMAIL ALL CORRESPONDENCE TO:

Riviera Club Association, Inc
c/o Compass Rose
Management
1010 NE 9th St.
Cape Coral, FL 33909

RCAinfo@crmfl.com

1010 NE 9th Street * Cape Coral FL 33909

239-309-0622

www.compassrosemanagement.com



COMPASS ROSE
MANAGEMENT
SETTING A COURSE FOR YOUR COMMUNITY

If you have overpaid Sentry Management, Inc in the past, no action is needed at this time.

- If you currently have automatic withdrawals (ACH) that go to Pacific Western associated with Sentry Management, PLEASE STOP THESE PAYMENTS.

- **If you mail or hand deliver your payments to Pacific Western, or Sentry Management PLEASE STOP.**
- **NEW PAYMENT COUPONS and PAYMENT INFORMATION are included with this letter.**

We are grateful to have been chosen as your new Management Company and will work hard to ensure a smooth transition. To help with that process, please fill out the enclosed questionnaire and return it as soon as possible by email to RCAinfo@crmfl.com or snail mail:

**Riviera Club Association, Inc
C/O Compass Rose Management
1010 NE 9th St
Cape Coral, FL 33909**

Should you have any questions, please reach out to our office at 239-309-0622.

Very Truly Yours,

On behalf of the Board of Riviera Club Association, Inc

**Tosh Tricas, CMCA, AMS, PCAM
And Your Compass Rose Management Team
RCAinfo@crmfl.com**

To properly carry out the Management of your Community it is necessary for us to have current and accurate ownership records. Please take a moment to complete the enclosed questionnaire and return it to our office. Your prompt response is appreciated.

1010 NE 9th St, Cape Coral, FL 33909

Phone 239-309-0622

Fax: 239-673-1566

www.compassrosemanagement.com

OWNER CONTACT INFORMATION

Please print all information clearly. For association business use only.

Community: Riviera Club Condo Association

Name: _____

Association Address	Mail to <input type="checkbox"/> (Check)	Address - Alternate	Mail to <input type="checkbox"/> (Check)
Street Address:		Street Address:	
Unit Number:		Unit Number:	
City/Zip Code:		City:	
Primary E -mail:		State/Province:	
Secondary E -mail:		Zip Code:	
Home Phone:		Home Phone:	
Cell Phone:			
Work Phone:			

Emergency Contact Information	Renter Information
Name:	Name:
Cell Phone:	Cell Phone:
Home Phone:	Home Phone:
	E-mail:

I hereby authorize the Association and Compass Rose Management to use my email address as YES described above, for General Association Related Communications.

I hereby consent in writing to receive notice by email address as described above, for Meetings of YES the Board of Directors, Committees and Annual and Special Meetings of the Membership of the Association.

I understand that my authorization will remain in effect until my consent to receive communications by electronic transmission is revoked. I further understand that my consent to receive notice by electronic transmission can be revoked by me at any time by notifying the Association directly or by notifying the current management company.

I agree to promptly notify the Association of any changes in my email address, so as to have a current email address on file with the Association.

Signature: _____ Date: _____



COMPASS ROSE
MANAGEMENT
SETTING A COURSE FOR YOUR COMMUNITY

Riviera Club Association, Inc.

Payment Information

**You have several options for
2024 Quarterly dues of \$2100**

Write A Check

**Checks are made payable to your Association, Riviera Club
(Please DO NOT make payments to Compass Rose Management)**

**Checks are mailed to:
First Citizen's Bank
PO Box 98027
Phoenix AZ 85038-8027**

**Write your 5-digit Account Number "#####" in the memo section of each
payment.**

Your account number can be found on your coupons.

Online Banking – Your Own Bank Bill Pay

Checks are made payable to your Association, Riviera Club

Checks are mailed
to: First Citizen's
Bank
PO Box 98027
Phoenix AZ 85038-8027
866.800.4656

Write your 5-digit Account Number "#####" in the Account Number section of your Bill Pay.

Automatic Payments (ACH) through First Citizen's Bank

If you do not wish to use your own Bank's bill pay feature, there is an option using an online payment site: Property Pay. It makes it simple, quick, and easy for you to make a one-time payment or create a flexible payment schedule.

Click the link to set up payments: <https://propertypay.firstcitizens.com>.

First Citizen's Bank charges a \$1.95 convenience fee for one-time mobile app payments

First Citizen's Bank also charges a 3.5% fee if you wish to pay by credit card

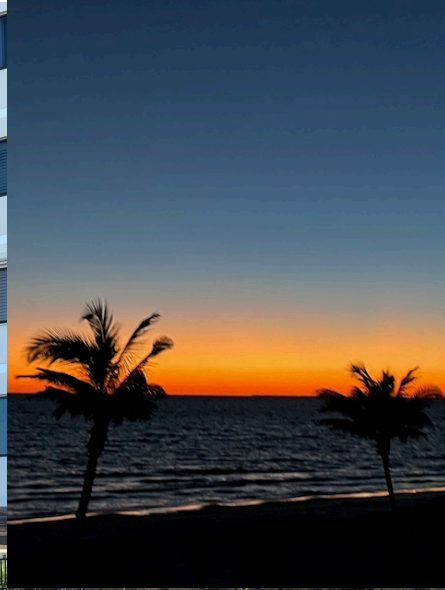
You will need your Association ID 250, Account Number ##### and our Management Code of 8510 to set up automatic payments. If you prefer to login without clicking the link above, please type the blue link above Property Pay into your browser to get started. If you need additional assistance in setting up payments, please email our office RCAinfo@crmfl.com.

Regardless of which option you elect to set up for your Riviera Club payments, please remember to UPDATE YOUR CURRENT FORM OF

PAYMENT WITH YOUR ACCOUNT NUMBER AND CURRENT YEAR ASSOCIATION DUES.

PLEASE DO NOT SEND ANY PAYMENTS TO COMPASS ROSE MANAGEMENT, PLEASE DO NOT MAKE ANY CHECKS PAYABLE TO COMPASS ROSE MANAGEMENT, ALL PAYMENTS ARE MADE PAYABLE TO RIVIERA CLUB AND MAILED TO FIRST CITIZEN'S BANK.

If you have any questions, please reach out to us at 239.309.0622 or RCAinfo@crmfl.com



ATTENTION
OWNERS/CONTRACTORS!
IT'S TURTLE TIME!!!!

**AS OF 5-1-2024, THRU 11-1-2024, PLEASE MAKE
SURE TO CLOSE**

**ALL BLINDS AND SHADES IN YOUR UNIT, AND TURN
OFF ANY LANAI LIGHTS, NO LATER THAN SUNSET.
DO NOT OPEN PRIOR TO SUNRISE! THE TOWN OF
FT. MYERS BEACH WILL LEVY \$250 FINES TO ANY
CONDO OWNER THAT HAS LIGHTS SHOWING AFTER
DUSK AND BEFORE DAWN!**

**PLEASE STAY AWAY FROM ANY MARKED TURTLE
NESTS ON THE BEACH.
THANK YOU!**

