 **MMI** of the Palm Beaches, Inc.
Full Service Property Management & Maintenance

1201 US Highway One • Suite 330 • North Palm Beach, Florida 33408
(561) 686-7818 • Fax (561) 686-7284

April 8, 2011

Re: Bear Island Home Owners Association, Inc.
Unit Owner Information & New Rules and Regulations

Dear Homeowner,

Bear Island has engaged a company that can instantly deliver a prerecorded telephone message to all Bear Island home owners in the event of an emergency or for general notifications. Please complete the enclosed form as soon as possible with your current information. Additional forms will be posted to the **Bear Island website** located at <http://bearisland.us> or my assistant Shelly Martelli smartelli@miamimanagement.com can send one to you via email, return to our office at the above address or fax number or send as an attachment via email to Shelly Martelli.

It is most important to have your primary contact phone number (cell) and secondary phone number (home). These numbers will be called in that order.

The Board of Directors have implemented a new rule regarding the use of basketball hoops and now will be requesting owners intending to lease out their homes to provide for a background check for potential renters.

1. Basketball goals may only be the portable type. They may only be used between the hours of 9 AM and 6 PM. When not in use these goals must be stored out of sight from neighbors.

2. When an owner intends to lease out his home a criminal background check will now be part of the lease package. When you intend to lease, contact management to obtain a lease application or obtain copy from the website, and the background check will be ordered by management for you at a nominal cost.

If you have any questions or if you need immediate assistance please feel free to call my assistant Shelly at: 561-686-7818 ext 201.

Sincerely,
For the Board of Directors,



Bryan Welch, LCAM
Property Manager
MMI of the Palm Beaches, Inc.
Encl

Dear Homeowner:


Raccoons and other Wild Animals:

Contact with raccoons and other wild animals are becoming more and more commonplace within our community. These animals can be observed in common areas, around your home and even in your attic. If you see a raccoon or other wild animal or think you have these critters living in your attic, don't panic. Dale Byrd at "AAA No Kill Animal Removal" is an expert at removing unwanted wild animals. He can be reached at 561-845-2339. Dale will be happy to answer any questions you may have to help you deal with these wild animals. Please be aware that the screen covering the soffit vents around your home will NOT keep raccoons out. If you'd like to get some information on how to keep them out for good, please call David McElroy at 561-693-8608 or e-mail raccoons@davidmcelroy.us. Please NEVER use any type of poison to get rid of wild animals (it's illegal and can kill other harmless animals and pets).

Community Garden Anyone?

Community Gardens provide fresh produce and plants as well as neighborhood improvement, sense of community and connection to the environment. We are considering creating one or more Community Gardens (aka Victory Gardens) within the community of Bear Island. If you are interested in participating, please contact David McElroy at 561-693-8608 or e-mail david@yourorganics.com.

Thank you

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April 8, 2011

Re: Bear Island Home Owners Association, Inc.
Notice of New Landscaper Information

Dear Bear Island Homeowner,

Beginning May 1, 2011 Florida Image Landscaping will take over all the landscaping duties throughout Bear Island. Should you wish to employ Florida Image Landscaping to repair your irrigation or maintain your rear yard, please feel free to contact Florida Image Landscaping at 561-965-9696 after May 1, 2011 when their contract officially commences. Any normal Common Area work orders after May 1st should be called into MMI at 561-686-7818 so they may be logged and sent to the landscaper.

The cost of this mailing is \$165.00 including printing and postage.

To help cut the cost of mailings in the future please send your email address to management so owner notifications may be performed via email or telephone notification. Please return the enclosed contact information sheet to my Assistant Shelly Martelli at SMartelli@MiamiManagement.com. You may also drop the contact information sheet in the green mailbox at the exit side of the gatehouse or mail or fax it to MMI at the above address and fax number.

Sincerely,
For the Board of Directors,



Bryan Welch, LCAM
Property Manager
MMI of the Palm Beaches, Inc.