

Indian Rocks Estates Cooperative

12701 126th Ave #241

Largo, FL 33774

September / October Newsletter

Dear Shareholders and Residents,

We are excited to share some updates about the progress happening in our community!

Community Center Plans

We are continuing to move forward with plans for a new Community Center, which will be located on the lot behind the mailbox area. Along with the center, plans include a new playground for families to enjoy, and we are also exploring the possibility of adding a community pool. We will keep you updated as these plans develop and look forward to creating a space that brings neighbors together.

Safety Patrol

You may begin noticing our new Safety Patrol making rounds throughout the community. This group is made up of our shareholders/owners and is dedicated to helping keep our neighborhood safe. Their duties include:

- Monitoring for safety concerns.
- Calling 911 in the event of a fire or emergency.
- Documenting and reporting concerns to the Board of Directors for review.
- Submitting information that may lead to evaluation or violation notices if necessary.

We thank these individuals for stepping up and taking part in making Indian Rocks Estates an even safer and more welcoming place to live.

Community Reminders

- Carports are not to be used as storage for junk or belongings.
- No parking is allowed in the street.
- Dogs must always be on a leash when outside.
- Please pick up after your pets — dog waste is not only unsightly but also a health hazard.

We have given ample information and issued multiple courtesy violation letters, yet there are a few residents that are continuing to violate. Moving forward, we intend to utilize the following fine process if necessary.

Florida Statutes §719.303(3)

- A cooperative association may levy **reasonable fines** (not to exceed **\$100 per violation** and **\$1,000 in the aggregate**) against a unit owner, tenant, guest, or invitee for failure to comply with the governing documents (bylaws, rules, etc.).
- **Each day of a continuing violation may be considered a separate violation.**

Upcoming Rent Adjustment

Just a reminder: beginning January 1, 2026, monthly lot rent will increase by \$50.00 making the lot rent \$625.00. This adjustment is necessary to keep up with the rising costs of insurance, maintenance, and community improvements, as well as to help fund upcoming projects and amenities.

One of the most exciting upcoming benefits is our new Spectrum package, valued at over \$230, which will be available to all residents in good standing for just \$62 per month. This package will include high-speed internet, TV, and streaming features. We will be sending out more detailed information as soon as the plan is finalized.

Let's continue working together to make Indian Rocks Estates a safe, clean, and enjoyable community to call home!

Warm regards,
Board of Directors
Indian Rocks Estates Cooperative