

# Spencer Place Condominium Association (/)



## Spencer Place FAQs

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### ❓ Where do dispose of my trash?

\*On each floor in the lobby areas there is trash chute room to accommodate frequent emptying of small personal trash cans. To guard against any and all spills you must use only heavy-duty garbage bags tied securely to avoid any leaks when the bag lands in the dumpster at the bottom of the chute. If the trash bag is too large to fit through the chute door you must take it to the dumpster room located in the middle area of the parking garage. If the dumpster is at the roadside awaiting pickup you must take your trash bag to that area and put it in the dumpster. Do not leave it or anything else in the trash room! It is imperative that you properly manage your waste to avoid a fine.

\*Trash Pickup is on Monday, Wednesday and Friday. Recycling Pickup is on Thursday.  
(To avoid a fine, you must break down boxes to fit in the recycling tubs.)

\*Items unsuitable or too large for a trash bag/trash chute must be taken off property to the North County Landfill Solid Waste Facility at 6161 North Jog Road, WPB 33412. Fees are between \$10 - \$42 depending on weight. Phone (561) 640-4000 for further information.

### ❓ Who do a contact with a building concern, account question or any other community issue?

Please contact our property manager, Mike Anglade. He can be reached by email at [spencerplace@akam.com](mailto:spencerplace@akam.com) or by phone at 561-983-6000

### ❓ May I cover or paint the surface of my patio?

No. Tile, carpeting, painting or anything that alters or covers the surface of the balcony is not allowed. The material used, during the restoration project, in 2023, is waterproof and protects the integrity of the concrete and our building. You may, however, paint the walls and ceiling of the patio. Sherwin Williams SW 6078 Realist Beige must be used.

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### **❓ What are the paint colors both exterior and interior?**

Interior Colors--all by Sherwin Williams

Unit Doors, Denium SW6523. Emerald Urethane Trim Enamel Interior-Exterior Waterbased Semi-Gloss

Door Trim and Baseboard: Sherwin Williams High Hide White, Emerald Urethane Trim Enamel Interior-Exterior Waterbased Semi-Gloss

Common Area Walls, Natural Linen SW9109. Harmony® Interior Acrylic Flat

Exterior Colors--all by Sherwin Williams

Perfect Greige SW 6073

Realist Beige SW 6078

Retreat SW 6207

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### **❓ Is there something I must do if I have guests staying for more than 30-days**

All occupants must complete an application and be interviewed by a Screening Committee. This includes any future roommates, long time visitors or relatives. To avoid a fine those guests staying more than 30 days MUST complete an application and be screened. Contact Akam for further instructions: [spencerplace@akam.com](mailto:spencerplace@akam.com) or by phone 561-983-6000

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### **❓ What is the responsibility of the Board of Director's ?**

The business affairs of Spencer Place are managed by a Board of Directors who are elected annually. The Board of Directors responsibilities are defined in Article V, Section 10. In summary, (please read entire section for the full version). The Board shall have all the powers vested in it under common law and pursuant to the provisions of Chapter 718 of the Florida Statutes. Powers shall include but not be limited to: managing the Condominium and its interests; adopting a budget annually; setting assessments for members for the purpose of operating and maintaining the Condominium; maintaining, repairing and replacing condominium property; reconstruct improvements after a casualty; hire and dismiss any necessary personnel required to operate the Condominium; make and amend regulations; carry and pay insurance; enforce by legal means the provisions of the Condominium documents; improve the Condominium property.

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### **❓ What is the responsibility of the Property Manager**

The Board of Directors has executed its authority to hire a Property Manager (AKAM). By doing so, the Board has delegated responsibilities to the property manager including but not limited to: assessment and late fee collection; bill processing, accounting and preparing monthly accounting

reports for the Board, day-to-day operation of the Association, gathering bids on projects, attending Board meetings, coordination and contact point of all vendors, administrative mailing, statute compliance and filing, and building inspections.

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### **❓ I need roof access for the service of my AC. How do I get that access?**

We have new liability requirements for access to the roof (air conditioner service). We require a Certificate of Insurance (COI) of the AC company prior to being given roof access. To protect the Association, the vendor must list “Spencer Place Condominium” as an insured in case of any incident. Vendors must email this document to [spencerplace@akam.com](mailto:spencerplace@akam.com) in order to receive the roof access code. Please plan ahead because getting this document may take a few days depending on the responsiveness of your vendor.

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### **❓ I have a new car what must I do to register it?**

Spencer Place Condominium keeps track of all residents vehicles including year, make, model, color and license plate number. If you change vehicles or are issued a new license plate number, it is imperative that you notify Akam to avoid a fine or have a mistaken booting incident. If you change vehicles also be sure to retain your parking sticker credentials. It is your responsibility to make proper notification. [spencerplace@akam.com](mailto:spencerplace@akam.com)

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### **❓ I have noticed activity that makes me uncomfortable. Who do I contact?**

It is imperative to work together to keep the residents at Spencer Place safe, if you 'see something, say something!' If you consider what you are observing an emergency, contact the West Palm Beach Police Department via 911. If you believe it to be a non-emergency, call 561-822-1900 to report the incident.

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### **❓ If I have an emergency in my unit who should I contact?**

It depends on the emergency. If it is a water leak, turn off the main valve in your unit (shutoff valve must be easily accessible and in working condition) and call a plumber. If you believe it may have affected the unit below you, please contact the owner of that unit. If it is a health emergency, call 911. If it is a safety emergency call 911. If it is a fire emergency call 911. If your car has been booted, call the booting company listed on the contact page of this website. For any other issues call our property manager at 561-983-6000. Please do not reach out to the Board Members, they are residents and do not have any means to accelerate any of these processes.

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### **❓ Pets at Spencer Place**

Spencer Place is a cat ONLY association. Up to two cats weighing less than 20 pounds each are allowed in each unit. No other pets are allowed on our property.

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## 🔗 I need an additional Medeco access key. How. do I get one?

Please call Akam Property Manager at [spencerplace@akam.com](mailto:spencerplace@akam.com) or by phone at 561-983-6000. The fee for each additional key is \$50.

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