

IMPORTANT INFORMATION REGARDING TRASH DUMPING AND FINES

Every resident of Captiva is aware of the problems we have with people dumping their trash bags, cardboard boxes, beer bottles and other household trash items outside of the trash bin. We also have people who are bold enough to dump their furniture, gym equipment, tires, mattresses, appliances and other large items inside and around the enclosure. There are people who will overload the container with boxes and remodeling debris; carpets, counter tops, toilets, etc. This impacts all of us since it affects our appearance and leads to rodent and insects.

The City will not remove trash from multi-housing properties. We pay a base fee of \$1,100 per month to empty the container

The waste company charges \$280.00 when the container is overfilled

They leaves it full when they cannot access it due to an accumulation of furniture, etc. piled in front or next to the container.

We are over budget for this line item every year.

Extra expenses:

Dumping appliances outside is against the law in the state of Florida which places Captiva in danger of being cited and fined. Tires may not be dumped as this is a fine from the hauler. Handyman clean-up and trash/junk hauler is an out of pocket expense for owners, not the association.

Resolving the problem

We have pick-ups four (4) days a week. Monday, Wednesday, Friday and Saturday. We have the largest container available. We have 24/7 video surveillance in order to capture recordings of the people and their vehicles as they are dumping.

1. Nothing is permitted outside of dumpster or enclosure
DO NOT OVERLOAD. TAKE IT BACK HOME UNTIL DUMPSTER IS EMPTIED.
2. Place all bags into the container. Fill the container from the back to the front. Use the whole container, not just the right- front corner. **Do not overload the container**
3. Do not fill bags so full that you cannot lift into them into the container.
4. Do not send children, who cannot lift the lid, with trash bags. They dump them on the ground.
5. Break down all cardboard boxes and fold into smaller bundles.
6. Do not store trash for a week and dump it all on Saturday afternoon.
7. Remodeling construction is to be removed from the property by the owner or contractor.
8. Do not dump bags of leaves or clippings on Saturday or Sunday.
9. Report license plate numbers of people who drive onto our property to dump. We will prosecute.

(Fine enforcement process listed below per Florida Statute)

The Association is assisted by video camera to assess fines against the unit.

- a. \$100.00 for each bag of trash dumped outside of container
- b. \$100.00 for each item left outside of container. 2 mattresses = \$200.00

The Association assesses hard charges to the unit for cost of removal in addition to the fines.

- A. Minimum \$75.00 handyman fee to pick up trash and place in dumpster.
- B. Actual cost of hauling any larger items.
- C. Actual cost of overage charged by hauler.

The Board is confident that all owners and residents support this concentrated effort to eliminate this problem.

EXAMPLE

THIS OVERAGE COST AN EXTRA \$280.00 FOR THE ASSOCIATION (LEFT SIDE OF DUMPSTER WAS ALMOST EMPTY)

