



WELCOME TO SHIPYARD VILLAS

Dear New Owner,

We wish to welcome you to our beautiful community. Shipyard Villas is a boating community located on a sailboat access canal. Amenities include island style villas with a year round heated pool. It is a great location just walking distance to US 41 and a short drive over the bridge to the Downtown River District.

My name is Kathy Della Bella and I am the President of the board. I would like to introduce our other members.

OUR INFORMATION

Kathy Della Bella, President, Unit # 47. 860-841-7877
Jim Caza, Vice President, Unit # 28. 856-229-5114
Laura Eyth, Secretary and Treasurer, Unit # 44. 239-478-7242

If you have any questions about boat slips, or any of the rules we have in place, please contact our Dockmaster listed below.

Bob Janda, Dockmaster, Unit #44 Slip Applications / Boat concerns. 410-263-2223

Please feel free to reach out to us if you have any questions or concerns.

When in doubt, give us a shout. We have compiled a list of contractors and vendors. (electricians, plumbers, handyman, air conditioning etc.) The management company also has an extensive list. Laura and I are on site, and we have been residents here for many years.

We are pleased to welcome you and we hope that you love and enjoy this community as much as we do. We have attached some information below for your quick reference.

Sincerely,

Kathy Della Bella
President

LCEC Electric Company
<https://www.lcec.net>

Owners may choose cable company of choice, but No Satellite Dish is allowed.

Please familiarize yourself with the signs we have posted for trash removal. Trash is picked up twice a week off-season and three times a week during the season. Please help us keep our community beautiful. Again, if you have any questions, please feel free to contact us.

HOA dues/ Condo fees are paid quarterly. Please contact management to set up your debit withdrawal or send your check to them directly. Please remember to write the check out for Shipyard Villas. You may also set up an account with them so that you may view all documents, financials, and all of the pertinent information for Shipyard Villas.

Contact information for Premier Cams our Management Company.
<https://www.premiercams.net/contact-us/>

Rules and Regulations

Please review the rules and regulations. If something is unclear, please reach out to us.

<https://www.premiercams.net/wp-content/uploads/2021/08/RECORDED-SYV-amended-rules-9.2020.pdf>

Declaration of Condominium and Bylaws

<https://www.premiercams.net/wp-content/uploads/2020/02/4.24.03-Declaration.pdf>

Boat Dock and Slip Rules

<https://www.premiercams.net/wp-content/uploads/2021/08/Boating-RR-September-2020.pdf>

Budget 2022

<https://www.premiercams.net/wp-content/uploads/2022/03/SYV-2022-Approved-Budget.pdf>